

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE
November 12, 2013
Minutes

The Andover City Subdivision Committee met for a regular meeting on November 12, 2013 at 1609 E. Central Ave. in the Conference Room 1, Andover City Hall. Chairman Lynn Heath called the meeting to order at 5:31 p.m. Other members present were Ken Boone. Others in attendance were City Administrator Sasha Stiles, Assistant City Administrator Jennifer McCausland, Director of Public Works Les Mangus, Assistant Director of Public Works Steve Anderson and Administrative Secretary Daynna DuFriend. Member Brian Lindebak arrived at 5:42 p.m. Member Lee Butler was absent.

Review the minutes of the July 9, 2013 Subdivision Committee.

Ken Boone made a motion to approve the minutes as presented. Lynn Heath seconded the motion. Motion carried 2/0.

Communications:

Review the minutes of the September 24, 2013 and October 8, 2013 City Council meetings. The minutes were received and filed.

Review the minutes of the September 17, 2013 Planning Commission meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

Review of the Preliminary Planned Unit Development (PUD) Plan for KHR Commercial Center Addition.

From Les Mangus' Memo: The applicant proposes to establish a PUD to allow a mixture of commercial uses and subdivide the existing Andover Industrial Park lot. The proposed uses are reflective of the uses discussed for the property at the City Council before the City eventually changed the name to the Andover Business Park and sold the City owned land nearby. Staff supports the application.

Phil Meyer, Baughman Co. was present to represent both applications.

Mr. Meyer explained that the current business of the Collision Center of Andover will move their lot line to allow for future expansion. There is a contract purchaser for Lot 2. Lot 3 is open and available.

Chairman Heath asked what would be done with the expansion for Lot 1.

Les Mangus stated that more storage was needed.

Ken Boone asked if all of the exceptions were taken care of.

Les Mangus answered that they have.

Ken Boone made a motion to recommend the Andover Planning Commission approve the Preliminary Planned Unit Development (PUD) Plan for the KHR Commercial Center Addition as presented. Chairman Lynn Heath seconded the motion. Motion carried 2/0.

Review of the Final Planned Unit Development (PUD) Plan for the KHR Commercial Center Addition.

From Les Mangus' Memo: The proposed final PUD reflects the changes in zoning and platting contemplated in the earlier public hearing to establish the preliminary PUD, and has the effect of replatting the existing lot with PUD overlay restrictions.

Chairman Heath asked if there was anything to add for this final PUD.

Mr. Meyer replied that they would leave an existing driveway and Lot 2 and Lot 3 will share a joint driveway off of Andover Road. Lot 3 will be allowed an additional driveway off of King Street, to be located 100 feet from Andover Road.

Chairman Heath asked if the 100 feet was all that was needed and if parking was allowed on King Street.

Steve Anderson stated that this distance is from the KDOT Access Manual.

Les Mangus replied that parking is allowed along King Street, however, each building is required to have a minimum amount of parking spaces for the occupancy.

Ken Boone made a motion to recommend the Andover Planning Commission approve the Final Planned Unit Development (PUD) Plan for the KHR Commercial Center Addition as presented. Chairman Lynn Heath seconded the motion. Motion carried 2/0.

Member items:

There were no member items.

Ken Boone made a motion to adjourn the meeting at 5:43 p.m. Chairman Heath seconded the motion. Motion carried 2/0/1. Brian Lindebak abstained.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 10th day of December, 2013 by the Andover City Subdivision Committee, City of Andover.