

**ANDOVER CITY PLANNING COMMISSION/  
BOARD OF ZONING APPEALS**  
**Tuesday, December 17, 2013**  
**Minutes**

1. Call to order.

Chairman Quentin Coon called the meeting to order at 7:00 p.m.

2. Roll call.

Planning Commission members present were Chairman Quentin Coon, Lynn Heath, Brian Lindebak, Ken Boone, William Schnauber, and Lee Butler. Others in attendance were Director of Public Works and Community Development Les Mangus, City Administrator Sasha Stiles, Assistant Director of Public Works Steve Anderson, City Council Liaison Kris Estes and Administrative Assistant Daynna DuFriend. Member Aaron Masterson was not in attendance.

A/V Staff: Cindy Barrett

3. Approval of the minutes of the November 19, 2013 meeting.

*A motion was made by Lynn Heath, seconded by Brian Lindebak to approve minutes of the November 19, 2013 meeting. Motion carried 5/0/1. William Schnauber abstained.*

4. Communications:

- A. City Council minutes.
- B. Committee and Staff Report.
- C. Potential Residential Development Report.

5. VA-2013-04- A public hearing on a petition for a vacation of all of Lot 1, Block A, together with all of Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Block B, and together with all of Lakeside Drive and Lakeside Ct., all as platted and dedicated in Final Planned Unit Development Plan and Plat, Andover Farm at Cedar Park – Sixth Phase.

Les Mangus explained that the new owner of this vacant land in Cedar Park wishes to change the layout of the lots and not be a part of the Cedar Park Planned Unit Development. As there has been no infrastructure put in, this action to vacate would take the plat off of the books.

Phil Meyer, Baughman Company agent to the applicant was present to represent the vacation petition.

Robin Christopherson, 714 W. Greenleaf, inquired as to what would be done with this property.

Chairman Coon replied that this would be explained with the next two agenda items.

*A motion was made by Lynn Heath, seconded by William Schnauber to approve the petition for vacation for VA-2013-04 as requested. Motion carried 6/0.*

6. [Review and approve the abandoning of a portion of Parcel 1 of the Andover Farm at Cedar Park Subdivision Preliminary Planned Unit Development Plan.](#)

Les Mangus explained that the new owner does not want this property to be a part of a Planned Unit Development Plan. This action will take the PUD district overlay off of the remaining vacant property. This will be followed by an ordinance from the City Council and filed with the Butler County Register of Deeds that states that the Cedar Park Planned Unit Development no longer applies to this land.

*A motion was made by Lynn Heath, seconded by Ken Boone to approve the abandoning of a portion of Parcel 1 of the Andover Farm at Cedar Park Subdivision Preliminary Planned Unit Development Plan as requested. Motion carried 6/0.*

7. [Review of the Final Plat for Shadow Rock Addition.](#)

Phil Meyer, Baughman Company, agent to the applicant was present to represent the application.

Les Mangus explained that the layout of Shadow Rock Addition is very similar to the original Cedar Park layout. A few lots have been re-arranged, there is a reserve at the main entry on 13<sup>th</sup> Street for a large entry monument, and with a few small reserves for entry monument signage or other streets entering the development.

William Schnauber inquired about the markings on the drawing enclosed in the committee packet.

Les Mangus stated that these items were reviewed by the Subdivision Committee. Placement of a utility easement along the existing hedgerow was discussed because the developer wants to preserve the hedgerow along the west side of the property. Some access controls were added to Lakeside Drive because this is a collector street with a tight radius curve and driveway access on to Lakeside would be dangerous. There are several reserves that overlap with utility easements. The reserves are platted for signage and there will be no City of Andover utilities in these easements. There should not be a problem with this overlap.

Mr. Meyer explained that on Lot 21, Block A, the owner would like to ask for an opening on the eastern portion of this lot for a circle driveway in front of the house.

Les Mangus said that there is not a problem with that.

Lynn Heath asked how far this opening would be from the corner.

Brian Lindebak asked where the sidewalk would be placed in relation to this intersection.

Mr. Meyer replied that there is plenty of visibility. Several houses along Lakeside Drive in the existing Cedar Park Subdivision have similar drives. The sidewalk will be on the West side of Shadow Rock Drive and the North side Lakeside Drive.

*A motion was made by Ken Boone, seconded by Lynn Heath to approve the Final Plat of the Shadow Rock Addition as presented to include the addition of access control on Lot 21, Block A. Motion carried 6/0.*

8. [Review and approve the City of Andover 2014 Planning Commission & Board of Zoning Appeals meetings and closing dates schedule.](#)

*A motion was made by Lynn Heath, seconded by William Schnauber to approve the City of Andover 2014 Planning Commission & Board of Zoning Appeals meetings and closing date schedule. Motion carried 6/0.*

9. [Member items.](#)

Brian Lindebak asked what the status was on the golf course improvements.

Les Mangus said that the City has an agreement with a new operator and are working with them to replant all of the greens and replace all of the irrigation heads on the greens. The course should be re-opening in April/May.

10. [Adjourn,](#)

*A motion was made by Lynn Heath, seconded by William Schnauber to adjourn at 7:29p.m. Motion carried 6/0.*

Respectfully Submitted by

Daynna DuFriend  
Administrative Secretary

Approved this 21<sup>st</sup> of January, 2014 by the Andover City Planning Commission/Board of Zoning Appeals, City of Andover.