

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE
July 8, 2014
Minutes

The Andover City Subdivision Committee met for a regular meeting on July 8, 2014 at 1609 E. Central Ave. in the Conference Room 1, Andover City Hall. Chairman Lynn Heath called the meeting to order at 5:32p.m. Other members present were Brian Lindebak and Ken Boone. Others in attendance were City Administrator Sasha Stiles, Director of Public Works Les Mangus, Assistant Director of Public Works Steve Anderson, Administrative Assistant Daynna DuFriend and Administrative Assistant Paula Babb. City Council Liaison Sheri Geisler arrived at 5:38p.m. Member Lee Butler was absent.

Review the minutes of the June 10, 2014 Subdivision Committee.

Brian Lindebak made a motion to approve the minutes as presented. Ken Boone seconded the motion. Motion carried 3/0.

Communications:

Review the minutes of the May 27 and June 10, 2014 City Council meetings.
The minutes were received and filed.

Review the minutes of the May 20, 2014 Planning Commission meeting.
The minutes were received and filed.

Review the Potential Residential Development Lot Report.

Review of the Preliminary Plat for the YMCA Andover First Addition.

Brian Lindebak recused himself from the Subdivision Committee due to professional ties to this project.

Greg Allison and Brian Lindebak, MKEC, were both present to represent the application.

Brad Biddle, AIA and Robert Love, Schaefer Johnson Cox Frey Architecture were both present.

Mr. Allison explained that this project including a few buildings will be done in phases with the indoor sports building shown in red to be done in phase 1. The second building will be part of phase 2 of the project. This project will be very similar to that of the Farha Center at the South YMCA Campus located in Wichita. The project also includes 4 outdoor soccer facilities which will result in parking

needs. These are to also be done in 2 phases. Utility services for sanitary sewer and a water line will be installed.

Considerable discussion was made regarding drainage of the property.

Mr. Biddle stated that the 4 outdoor soccer fields would be artificial turf.

Lynn Heath asked about the request from Westar for an additional easement along the East property line.

Mr. Allison stated that they are agreeable to this request.

Sasha Stiles asked if the access control and traffic issues noted by staff had been addressed. She added that concern for this has been expressed by the school district, residents, City Council and the Mayor.

Mr. Allison said that this is being worked on and should have the report for staff by Thursday.

Steve Anderson noted that with an existing signal at Yorktown with a turning lane and 2 additional routes to the West the importance of the analysis is to communicate to the public what will be happening with the traffic pattern is being examined by a traffic engineer.

Discussion was made regarding the placement of the building and parking lots.

Ken Boone made a motion to recommend the Andover Planning Commission approval of the Preliminary and Final Plat for the YMCA Andover First Addition to the City of Andover as presented subject to submittal of a traffic analysis, drainage plan and satisfaction of staff comments. Lynn Heath seconded the motion. Motion carried 2/0.

Brian Lindebak rejoined the Subdivision Committee.

Member items:

No member items.

Ken Boone made a motion to adjourn the meeting at 6:20p.m. Lynn Heath seconded the motion. Motion carried 3/0.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 12th day of August, 2014 by the Andover City Subdivision Committee, City of Andover.

