

**ANDOVER CITY PLANNING COMMISSION /  
BOARD OF ZONING APPEALS**  
**Tuesday, August 19, 2014**  
**Minutes**

1. Call to order. 00:01:30

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

2. Roll call. 00:01:46

Planning Commission members present were Chairman Quentin Coon, Lynn Heath, Ken Boone, Brian Lindebak, William Schnauber, Lee Butler and Aaron Masterson. Others in attendance were Director of Public Works Les Mangus, Assistant Director of Public Works Steve Anderson, City Administrator Sasha Stiles, City Council Liaison Sheri Geisler and Administrative Assistant Daynna DuFriend.

A/V: Cindy Barrett

3. Approval of the minutes of the July 15, 2014 meeting. 00:02:02

*A motion was made by Brian Lindebak, seconded by William Schnauber to approve the minutes. Motion carried 5/0/2. Ken Boone and Aaron Masterson abstained from vote.*

4. Communications: 00:02:54

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

5. VA-2014-03- Continued from July 15, 2014- Public hearing on a petition for a vacation of all existing easements and Aldrich Drive road Right-of-Way on property located at 1435 S. Aldrich Drive, Andover, KS. 00:04:17

Les Mangus explained that at the last meeting the committee asked the applicant to provide a survey and legal descriptions of the exact areas requested to be vacated. These have been provided. The street right of way that is being asked for is only a portion of the frontage allowing the street to serve the front of his property. The Aldrich Dr. street right of way would need to be retained as a public utility easement for existing water and sewer lines.

Chairman Coon asked if anyone from the public wished to speak.

No comments were made.

Chairman Coon closed the hearing.

*A motion was made by Ken Boone, seconded by Lynn Heath to approve the petition for vacation for VA-2014-03 as presented. Motion carried 7/0.*

6. [Review of the Final Plat for The River at Andover 2<sup>nd</sup> Addition.](#) 00:10:04

Les Mangus explained that this is a re-plat of two lots from two different subdivisions. One is in a portion of The River Addition, the other is in the Allen Bales Tracts. After review the Subdivision Committee provided a list of comments regarding access control and cross lot access to the applicant. The applicant has addressed these concerns. Staff is working with the applicant to address the Andover Road right of way required for the US Hwy 54 Corridor Plan.

Chairman Coon asked if a sidewalk would be installed.

Les Mangus stated that there are no required improvements on this plat. All of the water, sewer and streets are in place.

Brian Lindebak asked if there was a need for a wall easement for screening for the residences to the south and west.

Les Mangus said that Site Plan Review Guidelines would require some screening.

*A motion was made by Lynn Heath, seconded by Ken Boone to approve the Final Plat for The River at Andover 2<sup>nd</sup> Addition as presented. Motion carried 7/0.*

7. [Review of the Final Plat for the YMCA Andover First Addition.](#) 00:18:48

*Brian Lindebak recused himself from the Planning Commission due to professional ties to this project.*

Les Mangus explained that at the last meeting of the Planning Commission a Conditional Use was approved to allow this recreational facility and the Preliminary Plat was reviewed. This Final Plat reflects all of the conditions from the Preliminary Plat and has addressed issues regarding drainage, access control and easements for storm water along with reserves for storm water retention facilities.

Lynn Heath asked about the change in the projected layout of the site.

Les Mangus said that some of the facilities have been rearranged to address the concerns at the last meeting to buffer the parking lots from the adjacent neighborhood to the East. Steve Anderson has worked with the applicant to insure that the drainage meets the previous drainage plan.

Lee Butler asked if any citizens that expressed concern at the last meeting were in to discuss this further.

Les Mangus replied that he took one phone call.

William Schnauber asked if the changes made to the structural locations were due to the drainage situation.

Les Mangus said that the applicant would be able to answer that.

Greg Allison, MKEC, was present to represent the application.

Mr. Allison explained that having a reserve along the East boundary addressed the drainage issue and created the desired separation between the structures and the adjacent neighborhood.

Lynn Heath asked if there would be parking along the fields to the North.

Mr. Allison replied that there would be parking at these fields.

*A motion was made by Lynn Heath, seconded by William Schnauber to approve the Final Plat for YMCA Andover First Addition as presented. Motion carried 6/0/1. Brian Lindebak abstained due to professional conflict of interest.*

*Brian Lindebak rejoined the Planning Commission.*

8. Member items. 00:25:46

There were no member items.

9. Adjourn. 00:26:09

*A motion was made by Lynn Heath, seconded by Ken Boone to adjourn at 7:26 p.m. Motion carried 7/0.*

Respectfully Submitted by

Daynna DuFriend  
Administrative Assistant

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