

**ANDOVER CITY PLANNING COMMISSION /
BOARD OF ZONING APPEALS**
Tuesday, January 20, 2015
Minutes

1. [Call to order.](#) 00:00:45

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

2. [Roll call.](#) 00:01:22

Planning Commission members present were Chairman Coon, Ken Boone, Brian Lindebak, Lynn Heath, William Schnauber and Lee Butler. Aaron Masterson and City Council Liaison Sheri Geisler were absent. Others in attendance were Director of Public Works Les Mangus, Assistant Director of Public Works Steve Anderson, Interim City Administrator Jennifer McCausland, and Administrative Assistant Kandace Hunt.

A/V: Cindy Barrett

3. [Approval of the minutes of the December 16, 2014 meeting.](#) 00:01:02

A motion was made by Ken Boone, seconded by William Schnauber to approve minutes of the December 16, 2014 meeting. Motion carried 6/0.

4. [Communications:](#) 00:01:59

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

It was noted that the Comprehensive Development Plan had been accepted by the City Council.

5. [Review and approve the Hodges Third Subdivision Final plat.](#) 00:03:24

Les Mangus explained the proposed plat is a follow up to the rezoning of the former salvage yard in order to allow the construction of a cluster of multifamily dwellings. Staff supports the approval of the final plat.

Phil Meyer of Baughman Company was present to represent the application.

Mr. Meyer said he would answer any questions the commission may have.

Chairman Coon asked if the City had received everything they need regarding the plat. Les Mangus said yes, all comments have been addressed.

Brian Lindebak said one of the concerns he has is drainage and utilities. He stated he presumed there would be utilities at the north end of the property. Mr. Meyer said he did not believe so. The utility companies requested additional easements along the east and west side of the property which have been provided.

Brian Lindebak asked if the drainage would run from the west to east along the back of the property. Mr. Meyer said yes, although most of the drainage will be taken out to the street right-of-way. Brian Lindebak asked if the potential need for offsite easements had been explored. Mr. Meyer stated it has been explored but he does not think it is possible to achieve. The drainage plan is designed to reduce the amount of drainage that would go to the east after the development is complete. The amount of drainage moving to the east will not increase and may even be reduced with the drainage to the street right-of-way.

Les Mangus noted it is expected that May Street, which is just east of the northeast corner of this property, will eventually be extended which would initiate a storm sewer project.

Brian Lindebak stated he noticed there is a fence on the west property line and the topographic survey shows that into this property a considerable amount. He asked if the property owner was aware he was encroaching onto the deeded property. Phil Meyer stated the fence is 10 foot into the subject property. The prior owner left a gap in the area but it has been resolved.

Lynn Heath made a motion to approve the final plat of the Hodges Third Subdivision as presented. Ken Boone seconded the motion. Motion carried 6/0.

11. Member Items.

00:11:37

There were no member items.

A motion was made by Lynn Heath, seconded by Ken Boone to adjourn at 7:11 p.m. Motion carried 6/0.

Respectfully Submitted by

Kandace Hunt
Administrative Secretary

Approved this 17th day of February, 2015, by the Andover City Planning Commission/Board of Zoning Appeals, City of Andover, Kansas.