

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE
December 11, 2018
Minutes

1. Call to order.

Brian Lindebak called the meeting to order at 5:30pm.

2. Roll call.

Committee members in attendance: Brian Lindebak, Gary Israel, William Schnauber and Alex Zarchan.

Staff in attendance: Mark Detter, City Administrator; Les Mangus, Director of Public Works & Community Development; Steve Anderson, City Engineer & Building Official; and Lance Onstott, Stormwater/GIS/Planning Technician.

3. Approval of the minutes of the November 13, 2018 Subdivision Committee meeting.

A motion was made by Gary Israel, seconded by William Schnauber, to approve the minutes of the November 13, 2018 meeting. Motion carried 4/0.

4. Communications

- a. Committee and Staff Report.**
- b. Potential Residential Development Report.**

None.

5. Review and recommendation on the USD 385 – Meadowlark Addition Preliminary Plat.

Phil Meyer, Baughman & Co.; Brett White, USD 385; David Jackson, USD 385; and Troy Sanders, Icon Structures, Inc. were in attendance to represent the application.

Les Mangus stated that staff has received a preliminary traffic report and utility plan. Staff has been meeting with the school district regularly, and he believes that progress is being made in regards to a site plan. Additional conversations have centered on the location of the lot line depicted on this plat, and whether the two lots depicted is the best idea going forward.

Brian Lindebak asked for further details regarding the traffic report.

Les Mangus stated that a lot of work has gone into driveway spacing for the site. Sight distances and traffic volumes have been analyzed, and will be used during the development of a site plan.

Brian Lindebak asked how pick-up and drop-off of students at the site will work.

Les Mangus indicated the preliminary site plan depicts a large on-site looped driveway along the south of the site that is designed to prevent pick-up and drop-off lines from backing up onto the arterial street. Phil Meyer indicated that current patterns at existing sites were used to design/size the looped driveway.

Steve Anderson asked for further clarification of the potential conflict identified on the preliminary traffic report regarding a future access point located at the reserve area included on the south lot of the plat.

Brian Lindebak asked what the proposed use of the south lot is.

Brett White replied that the use is unknown at this time. It may be sold or utilized by the district in the future.

David Jackson stated that its southern location was decided upon based on the school using it in the future as the first priority and a potential future sale as a second priority.

Brian Lindebak commented that, from a land development perspective, it would make sense to sell a portion of the land along 13th Street as compared to this portion adjacent to the I-35.

David Jackson replied that their first priority is for the district to utilize the south lot in the future.

Brian Lindebak stated the need for cross-lot circulation agreements between the platted lots.

Phil Meyer stated that the plan is to complete the preliminary plat for the entire site but only final plat Lot 1. Once a use has been identified for Lot 2, a final plat will be completed. It's also possible that the plat be revised to be just one lot, and completing a lot split in the future if necessary.

Les Mangus stated that if the final plat included both lots, a waterline would be required along the entire frontage of 159th Street. Conversely, if just the north lot is included on the final plat, the waterline will only be required to be constructed to the boundary of that lot. This option may be the more prudent from a tax-payer perspective. Additionally, the City of Wichita has expressed no interest in participating in the cost of this waterline even though properties within their jurisdiction benefit from its construction.

Brian Lindebak agreed that a waterline extension through the south lot was not necessary at this time, but did want to ensure that cross-lot access is in place and waterlines are extended to the boundary of the south lot in preparation if/when it is needed. An easement may satisfy the future needs for water on the south lot as well if the future development on this lot is able to be served from the interior waterlines constructed at the school site. Sewer service will need to cross the south lot as it comes from the south, so sewer will be readily available when needed.

Steve Anderson agreed that cross-lot agreements need to be included during the final platting process.

Les Mangus stated that sewer will be extended north along 159th Street to 13th Street and potentially east along 13th Street.

Phil Meyer indicated that sufficient easement has been provided in order to extend the sewer east.

Brian Lindebak asked for an update regarding the boundary dispute with the property owner to the east.

Brett White replied that the trial date is set for some time in July 2019.

Alex Zarchan asked for details regarding Reserve A.

Phil Meyer replied that the identified uses on the plat are drainage, open space and landscaping.

Steve Anderson noted the area is an identified wetland, so no disturbance is planned.

Brian Lindebak asked if signage will be included within this reserve.

Brett White indicated they haven't discussed site signage at this point.

Phil Meyer commented that including signage as a right for the reserve would be a good idea.

A motion was made by Gary Israel, seconded by William Schnauber, to approve the USD 385 – Meadowlark Addition Preliminary Plat with the following condition: 1) a cross-lot access agreement be provided. Motion carried 4/0.

6. Review and recommendation on the Prairie Creek Addition – Fourth Phase Final Planned Unit Development Plan.

Phil Meyer, Baughman & Co. was in attendance to represent the application.

Les Mangus indicated the lot size on the face of the plat references the zoning district regulations, but this is a planned unit development which allows for 8,500 sq. ft. lot sizes.

Phil Meyer stated the PUD plan has been revised since submittal to include a utility easement along the lot frontages to account for the sewer which was omitted on the originally-submitted PUD plan. Also depicted on the revised plan is the 8,500 sq. ft. allowable lot sizes.

Brian Lindebak commented that Velvetleaf Ct. may be confusing and suggested possibly making it two words.

Alex Zarchan asked if there was a reason the two cul-de-sacs are not of the same name.

Les Mangus stated that City addressing guidelines try to discourage repeating the same name on multiple cul-de-sacs.

Lance Onstott stated that staff can work with the applicant on refining the street names before Planning Commission review.

Les Mangus stated that the utility plan only depicts the waterline adjacent to 13th Street up to Chinaberry Street when it actually continues for nearly a mile to the east.

Phil Meyer stated the plan can be revised to reflect this.

A motion was made by William Schnauber, seconded by Gary Israel, to approve the Prairie Creek Addition – Fourth Phase Final Planned Unit Development Plan. Motion carried 4/0.

7. Review and recommendation on the Prairie Creek Addition – Fifth Phase Final Planned Unit Development Plan.

Phil Meyer, Baughman & Co. was in attendance to represent the application.

Les Mangus indicated the lot size on the face of the plat references the zoning district regulations, but this is a planned unit development which allows for 8,500 sq. ft. lot sizes.

Steve Anderson stated that the missing grading plan has been submitted and reviewed.

Brian Lindebak asked if there have been any issues experienced with the pipeline that runs through this development.

Phil Meyer indicated no serious complications working with the pipeline.

Alex Zarchan asked for clarification on Reserve A.

Phil Meyer indicated its use for a detention facility. It extends to Watercress St. to provide access to the rest of the reserve area.

Brian Lindebak asked if staff was content with a 15-foot utility easement.

Les Mangus stated that front utility easements within the City are commonly 15-feet.

A motion was made by Gary Israel, seconded by William Schnauber, to approve the Prairie Creek Addition – Fifth Phase Final Planned Unit Development Plan. Motion carried 4/0.

8. Member items.

Brian Lindebak announced this was his last meeting as a Committee member. He thanked the other members and staff for their service to the community.

Mark Detter thanked Brian Lindebak for his service.

William Schnauber and Gary Israel indicated their willingness to serve an additional term on the Planning Commission beginning in January 2019.

Mark Detter indicated that they will be looking to fill two open spots, with one needing to be from outside the City limits and to forward him anyone whom may be interested.

Gary Israel wished all a Merry Christmas and Happy New Year.

9. Adjourn.

A motion was made by Gary Israel, seconded by William Schnauber, to adjourn at 6:26pm. Motion carried 4/0.

Respectfully Submitted by,



Lance Onstott
Stormwater/GIS/Planning Technician

Approved this 9th day of January 2019 by the Andover City Subdivision Committee, City of Andover.