

**ANDOVER CITY PLANNING COMMISSION /
BOARD OF ZONING APPEALS
Wednesday, December 19, 2018
Minutes**

1. Call to order. **00:00:00**

Chairman Lindebak called the meeting to order at 7:00pm.

2. Roll call. **00:00:15**

Planning Commission members in attendance: Chairman Brian Lindebak, William Schnauber, Lynn Heath, Gary Israel and Erik Pedersen. Members Stephanie Gillespie and Alex Zarchan were absent.

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

A/V: WAV Services

3. Approval of the minutes of the November 20, 2018 meeting. **00:00:25**

A motion was made by Gary Israel, seconded by William Schnauber, to approve the minutes of the November 20, 2018 meeting. Motion carried 5/0.

4. Communications **00:01:00**

A. Committee and Staff Report
B. Potential Residential Development Report

None.

5. VA-2018-06- Public hearing on a petition for a vacation of the north eleven (11) feet of the thirty (30) foot platted rear yard utility easement on property zoned as the R-2 Single-Family Residential District and generally located at 617 W. Point Ct., Andover, Kansas. **00:01:30**

Chad Albin, 617 W. Point Ct. was in attendance to represent the application.

Gary Israel asked for clarification regarding drainage once the pool is constructed.

Mr. Albin stated that the drainage channel currently in the rear yard will not be impacted.

A motion was made by Gary Israel, seconded by Erik Pedersen, to approve Vacation Case VA-2018-06 as presented. Motion carried 5/0.

Les Mangus stated that the vacation petition will be forwarded to the City Council for consideration at their January 8, 2019 meeting.

6. Review and accept the Flint Hills National Addition Phase 6 Final Planned Unit Development Plan. 00:5:34

Chairman Brian Lindebak announced his abstention from this item.

Jason Gish, MKEC, was in attendance to represent the application.

Les Mangus stated that discussions were held with the developer and engineer on whether the full, public access included on the originally-approved final PUD plan was necessary. It was determined it was not, and the PUD plan for review tonight reflects the change to emergency access only at 120th St. The public entrance into this phase will utilize the existing Flint Hills National entrance.

Lynn Heath asked if there were safety concerns with the change in access.

Les Mangus replied that emergency access points are located throughout the development in the same manner proposed for this phase.

Gary Israel asked what prevents the public from using these emergency access points.

Mr. Gish stated that the access is generally gated when not in use. Construction traffic will use these access points intermittently. Mr. Gish also pointed out that the only other change on this PUD plan is a small revision to a rear property line on the east side of the plan that was made once the as-built survey of the recently-finished berm were completed.

A motion was made by Lynn Heath to accept the Flint Hills National Addition Phase 6 Final Planned Unit Development Plan as presented. Motion seconded by Erik Pedersen. Motion carried 4/0/1. Brian Lindebak abstained.

7. Review and accept the USD 385 – Meadowlark Addition Preliminary Plat. 00:10:13

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

Les Mangus stated that a conceptual traffic report has been submitted. Utility locations have been refined. Drainage also continues to be refined. The district continues to work on their site plans.

Chairman Lindebak asked about turn lanes into the site.

Les Mangus replied that a two-way left turn lane exists on 159th St. and a left turn lane exists on 13th St. Both are included in the traffic report.

Chairman Lindebak asked about sidewalk connections.

Les Mangus indicated that there is a separate project scheduled to begin construction in late 2019 that will rebuild the bridge over the turnpike. Included in that project will be a 10-foot bicycle and pedestrian sidewalk from the bridge to 13th St. An additional project will extend the 10-foot bicycle and pedestrian sidewalk south to Central Ave. This will complete the sidewalk around the entire square mile. Connection to US 54/400 is planned for 2021.

Erik Pederson asked for the preliminary layout of the site.

Mr. Meyer indicated that the preliminary plat includes two lots, but only Lot 1 is planned to be included on the forthcoming final plat. Lot 1 will house the CAPS program and Meadowlark Elementary. The CAPS program building will front and have access to 13th St. Meadowlark Elementary will be located in the southern 2/3 of Lot 1 and will front and have access to 159th St.

Chairman Lindebak asked about the cross-lot agreement discussed during the Subdivision Committee's review.

Mr. Meyer stated this would not be an issue, and will be included.

Chairman Lindebak asked if any member of the public wished to speak regarding this application.

Paul Swartz, 1111 E. 13th St., Andover, Kansas, stated he has questions regarding the east-west waterline easement that runs to 159th St., the location of the necessary sewer and absence of any depiction of the abandoned oil well on the site. He stated that the well has not been plugged to his knowledge.

Les Mangus stated that the utility concept includes extending a waterline south from the existing line north of 13th St. The waterline will extend south to the boundary of Lot 1, and then future extension along Lot 2 when needed. The sewer will come from south of I-35 and extend north to 13th St.

Mr. Meyer indicated the well did not show up in title work. They have been working with the State on this issue. The waterline easement that runs east-west mentioned by Mr. Swartz is an old rural water easement located within the street right-of-way.

Les Mangus stated that no rural water district currently has this area included within their service boundaries.

A motion was made by William Schnauber to accept the USD 385 – Meadowlark Preliminary Plat as presented. Motion seconded by Lynn Heath. Motion carried 5/0.

8. Review and accept the Prairie Creek Addition – Fourth Phase Final Planned Unit Development Plan. 00:24:05

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

Les Mangus stated all comments from the Subdivision Committee have been addressed by the applicant.

A motion was made by William Schnauber to accept the Prairie Creek Addition – Fourth Phase Final Planned Unit Development Plan as presented. Motion seconded by Lynn Heath. Motion carried 5/0.

9. Review and accept the Prairie Creek Addition – Fifth Phase Final Planned Unit Development Plan. 00:26:08

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

Les Mangus stated all comments from the Subdivision Committee have been addressed by the applicant.

A motion was made by William Schnauber to accept the Prairie Creek Addition – Fifth Phase Final Planned Unit Development Plan as presented. Motion seconded by Lynn Heath. Motion carried 5/0.

10. Member items. 00:27:34

Gary Israel thanked Brian Lindebak for his service on this Commission and also the Subdivision Committee.

Brian Lindebak asked if the Unified Development Manual was approved by the Governing Body.

Les Mangus confirmed all ordinances and resolutions were approved and will be effective upon publishing later this month.

Mark Detter stated that he is going to suggest to the Mayor that both William Schnauber and Gary Israel would be willing to accept an additional term if appointed to the Planning Commission again. That will leave two vacancies, with one required to come from outside the City limits.

Lynn Heath indicated his willingness to remain on the Commission until his term expires in 2020.

Erik Pedersen asked for an update regarding the Butler County Community College's expansion.

Les Mangus stated that the Governing Body did override the Mayor's veto of the special use application. The College's current plans call for expansion on the existing 20-acre parcel only. A site plan application is expected in the next few months.

Erik Pedersen asked what project is currently active north of Andover High School.

Les Mangus replied that a finished-fuel pipeline is being relocated as part of the school project.

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

14. Adjourn.

00:33:20

A motion was made by William Schnauber to adjourn the meeting at 7:33pm. Motion seconded by Lynn Heath. Motion carried 6/0.

Respectfully Submitted by,



Lance A. Onstott
Stormwater/GIS/Planning Technician

Approved this 15th day of January 2019 by the Andover City Planning Commission/Board of Zoning Appeals, City of Andover.