



PLANNING & ZONING
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**PLANNING COMMISSION
& BOARD OF ZONING APPEAL MINUTES**
AUGUST 20, 2019 | 7:00pm
ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Vice Chairperson Erik Pedersen called the meeting to order at 7:00pm.

2. ROLL CALL

Commissioners in attendance: Vice Chairperson Erik Pedersen, Lynn Heath, Marla Canfield and Brian Davidson. Members absent: Chairperson William Schnauber, Secretary Gary Israel and Alex Zarchan. Staff in attendance: Mark Detter, City Administrator; Les Mangus, Director of Community Development & Public Works, Steve Anderson, City Engineer & Building Official; DJ Goering, Management Intern; and Lance Onstott, Stormwater/GIS/Planning Technician. A/V services provided by WAV Services.

3. APPROVAL OF THE MINUTES OF THE JULY 16, 2019 MEETING

I, Lynn Heath, move to approve the minutes of the July 16, 2019 meeting as presented. Motion seconded by Brian Davidson. Motion carried 4/0.

4. COMMUNICATIONS

- A. COMMITTEE & STAFF REPORT**
- B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT**

5. PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN – REVIEW OF THE PROPOSED AMENDMENT TO THE TUSCANY ADDITION PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN AND THE TUSCANY ADDITION - PHASE 3 FINAL PLANNED UNIT DEVELOPMENT PLAN LOCATED WEST OF SOUTH ANDOVER ROAD AND NORTH OF SOUTHWEST 120TH STREET, ANDOVER, KANSAS

Les Mangus stated the Tuscany Addition Preliminary Planned Unit Development Plan was originally approved approximately 20 years ago. A portion of the property included in that plan was recently purchased by a different developer who has proposed minor revisions to the preliminary plan. Additionally, the owner has also submitted a final planned unit development plan for the third phase. One minor revision from the Subdivision Committee's review of the plans remains that deals with the text on the final plan referring to a two-phase improvement plan.

Chris Bohm, Garver, LLC. indicated they will change the text to reflect the single-phase improvements planned for the third phase.

I, Lynn Heath, move to approve the amended Tuscany Addition Preliminary Planned Unit Development Plan and the Tuscany Addition – Phase 3 Final Planned Unit Development Plan as presented. Motion seconded by Brian Davidson. Motion carried 4/0.

6. SKETCH PLAN & PRELIMINARY PLAT – REVIEW OF THE MEADOWBROOK SUBDIVISION SKETCH PLAN AND PRELIMINARY PLAT LOCATED WEST OF SOUTH ANDOVER ROAD AND NORTH OF WEST HARRY STREET, ANDOVER, KANSAS

Les Mangus stated that staff has worked closely with the owner and owner's agent on the refinement of both the sketch plan and preliminary plat. The property was originally platted into three lots, and this application will replat a portion of two of those original lots. The sketch plan depicts a collector street in addition to local

connections to the Mecca Acres neighborhood to the north. The preliminary plat includes 17 lots at the southeast of the property.

Lynn Heath asked for clarification on the location of the lots depicted on the preliminary plat in relation to the sketch plan.

Kirk Miller, KE Miller Engineering, P.A., indicated that the 17 lots included on the preliminary are directly north of West Harry Street and are adjacent to the east property line. The location and dimensions of these lots were largely determined by the existing tree rows on both sides that the owner/developer wishes to keep intact.

I, Lynn Heath, move to approve the Meadowbrook Subdivision Sketch Plan and Preliminary Plat as presented. Motion seconded by Marla Canfield. Motion carried 4/0.

7. MEMBER ITEMS

Lynn Heath asked about the timing of the pavement marking projects that are currently under construction along South Andover Road.

Les Mangus replied that construction schedules were impacted throughout the area this Summer, which was further complicated by the rain experienced during the Spring and early Summer.

8. ADJOURN

I, Lynn Heath, move to adjourn. Motion seconded by Brian Davison. Motion carried 4/0. Meeting adjourned at 7:18pm.

Respectfully submitted by:



Lance Onstott
Stormwater/GIS/Planning Technician

Approved on the 17TH day of September, 2019 by the City of Andover Planning Commission.