



PLANNING & ZONING
1609 E. CENTRAL AVE.
POB 295
ANDOVER, KS 67002
316.733.1303

SUBDIVISION COMMITTEE MINUTES

NOVEMBER 12, 2019 | 5:30pm
ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

William Schnauber called the meeting to order at 5:33pm.

2. ROLL CALL

Committee members in attendance: William Schnauber and Gary Israel. Member Alex Zarchan was absent.
Staff in attendance: Jennifer McCausland, City Administrator; Les Mangus, Director of Community Development & Public Works; and Lance Onstott, Stormwater/GIS/Planning Technician.

3. APPROVAL OF THE MINUTES OF THE OCTOBER 8, 2019 MEETING

William Schnauber made a motion to approve the minutes of the October 8, 2019 meeting as presented. Motion seconded by William Schnauber. Motion carried 1/0/1. Gary Israel abstained.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. PRELIMINARY PLANNED UNIT DEVELOPMENT – REVIEW OF AND RECOMMENDATION ON AMENDMENT #1 TO THE SUMMERLIN ADDITION PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN LOCATED EAST OF NORTH 159TH STREET EAST AND SOUTH OF EAST 21ST STREET, ANDOVER, KANSAS

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

Mr. Meyer stated that the lot widths have been revised from 70' to 55' resulting in an additional three lots. The additional three lots help to absorb the infrastructure costs.

Gary Israel made a motion to recommend approval of Amendment #1 to the Summerlin Addition Preliminary Planned Unit Development Plan as presented. Seconded by William Schnauber. Motion carried 2/0.

6. FINAL PLAT – REVIEW OF AND RECOMMENDATION ON THE USD 385 – MEADOWLARK 2ND ADDITION FINAL PLAT LOCATED EAST OF NORTH 159TH STREET EAST AND SOUTH OF WEST 13TH STREET, ANDOVER, KANSAS

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

Mr. Meyer stated the applicant has agreed to edit the title per staff comments. The revised waterline easement that was recently submitted via separate instrument will also be depicted on the face of the plat. They will also revise Reserve C adjacent to the contingent street dedication to be 150' per staff comments.

Gary Israel made a motion to recommend approval of the USD 385 – Meadowlark 2nd Addition Final Plat with the following conditions: 1) title is revised per staff comments, 2) correct waterline easement is depicted, and 3) Reserve C is revised per staff comments. Motion seconded by William Schnauber. Motion carried 2/0.

7. FINAL PLAT – REVIEW OF AND RECOMMENDATION ON THE USD 385 – ANDOVER HIGH SCHOOL & MIDDLE SCHOOL ADDITION FINAL PLAT LOCATED EAST OF NORTH ANDOVER ROAD AND SOUTH OF EAST AARON DRIVE, ANDOVER, KANSAS

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

Les Mangus indicated that the applicant has encountered various title issues during the platting process. All of those have been taken care of.

Mr. Meyer stated that the floodplain has been depicted on the face of the plat per staff comments. The revised pipeline easement has been correctly depicted. An old access easement has also been revised. The recording of the document effectuating that revision is pending, but it will be solved by the time the plat is brought to the City Council. There was also an old street right of way included on an old deed for a portion of the property. The building is currently constructed over that, and the City never accepted any street dedication for what was described in the old deed. This has been cleaned up with the title company.

Les Mangus added that a traffic study, and utility/drainage plans have been received and approved.

Mr. Meyer stated that an access agreement to serve the City's street maintenance shop and USD 385's maintenance shop is currently being completed to clean up access rights for both entities.

Gary Israel made a motion to recommend approval of the USD 385 – Andover High School & Middle School Addition Final Plat with the following conditions: 1) base flood elevations are depicted on the mylar, and 2) all outstanding title issues are resolved. Motion seconded by William Schnauber. Motion carried 2/0.

8. FINAL PLANNED UNIT DEVELOPMENT PLAN – REVIEW OF AND RECOMMENDATION ON CORNERSTONE 9TH ADDITION FINAL PLANNED UNIT DEVELOPMENT PLAN LOCATED EAST OF NORTH 159TH STREET EAST AND NORTH OF WEST 21ST STREET, ANDOVER, KANSAS

Brian Lindebak, MKEC Engineering, Inc., was in attendance to represent the application.

Mr. Lindebak presented a revised plan that included two additional easements requested by Evergy.

Les Mangus stated that the next phase should include the full connection of Quartz St.

Mr. Lindebak added that the sewer improvements needed are part of an agreement with USD 385, where they are sharing costs.

Gary Israel made a motion to recommend approval of the Cornerstone 9th Addition Final Planned Unit Development Plan as presented. Motion seconded by William Schnauber. Motion carried 2/0.

9. MEMBER ITEMS

10. ADJOURN

Gary Israel made a motion to adjourn. Seconded by William Schnauber. Motion carried 2/0. Meeting adjourned at 6:14pm.

Respectfully submitted by:

A handwritten signature in blue ink, appearing to read "Lance Onstott", with a stylized flourish at the end.

Lance Onstott
Stormwater/GIS/Planning Technician

Approved on the 11th day of February 2020 by the City of Andover Subdivision Committee.