



SUBDIVISION COMMITTEE MINUTES

AUGUST 11, 2020 | 5:30pm
ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

William Schnauber called the meeting to order at 5:30 pm.

2. ROLL CALL

Committee members in attendance: William Schnauber, Gary Israel, and Alex Zarchan. Staff in attendance: Les Mangus, Director of Community Development and Justin Constantino, Assistant Director of Community Development.

3. APPROVAL OF THE MINUTES OF THE JULY 14, 2020 MEETING

Gary Israel made a motion to approve the minutes of the July 14th, 2020 meeting as presented. Alex Zarchan abstained. Motion seconded by William Schnauber. Motion carried 2/0/1.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

Les Mangus stated that development applications have slowed down a bit but he anticipates an increase in development applications in the Fall.

5. PRELIMINARY PLAT – REVIEW OF AND RECOMMENDATION ON THE HODGES 5TH SUBDIVISION PRELIMINARY PLAT GENERALLY LOCATED AT THE NORTHWEST CORNER OF MAIN STREET AND MAY STREET, ANDOVER, KANSAS

Mr. Mangus stated that the applicant has responded to all staff and utility provider comments with the exception of staff's request for a temporary turnaround to be located at the west end of May Street.

Phil Meyer of Baughman Company, representing the applicant, stated that he is currently working with staff to determine the type of temporary turnaround that should be required. Justin Constantino stated that he received a message from Deputy Fire Chief Mike Roosevelt stating where to find the proper temporary turnaround in the 2012 Fire Code.

Mr. Meyer addressed staff comments, stating that he had identified the property owner to the west of the subject property. Mr. Meyer stated that he intends to submit a future plat that will likely extend May Street to the west. Mr. Meyer stated that he provided the width of the existing street pavement on the revised plat and added the size of the water main on May Street. Mr. Meyer stated that he added the 10-foot utility easement to the west line of Lot 1 and provided a 20-foot utility easement to the north line of the plat that will cover present and future utilities.

Mr. Meyer stated that he may not have room for a hammerhead-style temporary turnaround. Mr. Mangus presented a list of temporary turnaround options available to the applicant. Mr. Israel asked if the Fire Department had a specific preference on the type of temporary turnaround. Mr. Mangus stated that as long as the turnaround meets the specifications and guidelines of the code then the applicant has the choice.

Mr. Mangus asked about the street length from Main Street to the end of the subdivision. Mr. Meyer stated that 366 feet is the length of the south line of the plat. Mr. Mangus stated that at 366 feet, the applicant could install a 120-foot hammerhead, 60-foot wide or a 96-foot diameter cul-de-sac. Mr. Meyer said that he could potentially include a temporary turnaround on the adjacent property to the west as he anticipates his client purchasing the property in the near future, or use the lot at the southwest corner at the end of May Street.

Mr. Constantino asked if the applicant had an opportunity to review the Legal Description on the preliminary plat and confirm that the language is correct. Mr. Meyer stated that the property is uniquely shaped, which may have contributed to unusual language in the description.

Mr. Constantino asked about the "Exception" line that was drawn on the preliminary plat. Mr. Meyer stated that there is an overlap between the subject property and the neighboring property that was caused when both properties were platted; Mr. Meyer stated that Lots 17-20 have all cleaned up the 5-foot gap with the exception of the south half of Lot 19 but that he intends to make a correction when the applicant purchases the adjacent property to the west.

Gary Israel made a motion to recommend approval of the Hodges 5th Subdivision Preliminary Plat based on the addition of the temporary turnaround to the preliminary plat as requested by the Andover Fire Department. Seconded by Alex Zarchan. Motion carried 3/0.

6. MEMBER ITEMS

Mr. Zarchan asked if there was an update on the property located in front of the sports park. Mr. Mangus stated that the contract was extended again and that the IRS office responsible for the project located in New York City was behind due to complications with COVID-19 but that an agreement has been made on the property.

Mr. Constantino stated that he had iPads available for Planning Commission members in anticipation of the upcoming transition from physical paper packets to digital packets.

7. ADJOURN

Gary Israel made a motion to adjourn. Seconded by Alex Zarchan. Motion carried 3/0. Meeting adjourned at 5:50 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

Approved on the 8th day of September 2020 by the City of Andover Subdivision Committee.