



PLANNING & ZONING
1609 E. CENTRAL AVE.
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SUBDIVISION COMMITTEE MINUTES

SEPTEMBER 8, 2020 | 5:30pm

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Gary Israel called the meeting to order at 5:35 pm.

2. ROLL CALL

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

3. APPROVAL OF THE MINUTES OF THE AUGUST 11, 2020 MEETING

Alex Zarchan made a motion to approve the minutes of the August 11th, 2020 meeting as presented. Motion seconded by Gary Israel. Motion carried 2/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. SKETCH PLAN – REVIEW OF THE ADAMS ACRES II SKETCH PLAN GENERALLY LOCATED SOUTH OF W. HARRY STREET AND EAST OF S. 159TH STREET EAST, ANDOVER, KANSAS

Mr. Mangus stated that staff has reviewed the sketch plan and had a few comments.

Brian Peltier and Todd Hornbaker of Merestone Surveying, representing the applicant, introduced themselves.

Mr. Mangus stated that there are two existing houses on the subject property, one house in Lot 1 and the other in Lot 3, with Lot 4 containing some agricultural buildings. Mr. Mangus stated that the property has frontage on three existing roads – 159th Street, Harry Street, and Citation Road. Mr. Mangus stated that the subject property has existing sewer that serves the property, but has City of Wichita water on the northwestern portion of the property and Rural Water District #5 water on the eastern portion of the property. Mr. Mangus stated that the applicant has made contact with the Rural Water District who will provide services.

Mr. Peltier stated that the sewer line would potentially require a petition. Mr. Hornbaker stated that he looked for documentation showing that a 75 foot right-of-way easement existed off of 159th Street and that Butler County still shows the property as owned by the Adams family. Mr. Hornbaker stated that the legal description contains the original language from the deed in addition to three different tracts and that the right-of-way dedication would be dedicated with the Final Plat.

Mr. Hornbaker asked about Mr. Constantino's comment regarding providing the total project acreage and asked if the right-of-way should be included in the overall acreage. Mr. Constantino stated that the combined acreage for all of the subject lots was requested and that the right-of-way should not be included in the total acreage of the project.

Mr. Peltier stated that they would be submitting a utility and drainage plan with the Preliminary Plat submittal.

Mr. Peltier stated that the manhole that they plan to tap for sewer service has a bolted and gasketed lid and asked whom to contact when utilizing the sewer. Mr. Mangus stated that he would reach out to staff at the Wastewater Department to assist.

Mr. Israel asked the applicant if they had an idea of when they would be submitting their Preliminary Plat application. Mr. Constantino stated that the deadline to submit an application was September 21st for the October 20th Planning Commission meeting.

Mr. Zarchan asked where the applicant was looking to construct the house. Mr. Hornbaker stated that the house will be located on Lot 2.

Mr. Hornbaker stated that there was some dedicated right-of-way at the Heather Lakes Addition to the north and asked if they were required to do anything with that. Mr. Mangus stated that the road is vacated.

Gary Israel stated that no action was required at this time.

6. MEMBER ITEMS

Mr. Constantino stated the Planning Commissioners would still receive a physical meeting packet in addition to the digital packet for the upcoming Planning Commission meeting.

Gary Israel asked when the swimming pool would be complete at Andover High School. Mr. Mangus stated that the natatorium was to be located at the southwest corner of the building and that main building would be constructed around the gymnasium first.

7. ADJOURN

Alex Zarchan made a motion to adjourn. Seconded by Gary Israel. Motion carried 2/0. Meeting adjourned at 6:05 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

Approved on the ____ day of ____ 2020 by the City of Andover Subdivision Committee.