



PLANNING & ZONING
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SUBDIVISION COMMITTEE MINUTES

OCTOBER 13, 2020 | 5:30pm

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Gary Israel called the meeting to order at 5:30 pm.

2. ROLL CALL

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

3. APPROVAL OF THE MINUTES OF THE SEPTEMBER 8, 2020 MEETING

Alex Zarchan made a motion to approve the minutes of the September 8th, 2020 meeting as presented. Motion seconded by Gary Israel. Motion carried 2/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Mr. Constantino stated that staff has included the minutes of any community development meeting that fell between the last Subdivision Committee meeting and the current meeting and that the Planning Commission meeting minutes from September 15th were included in the packet.

Mr. Constantino stated that the Planning Commission had one item on the agenda for the meeting in which a variance was approved for 318 E. Manor Road.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

Mr. Constantino stated that the report has been updated to remove the subdivisions that had the same number of building permits issued as platted lots, as well as the addition of Heritage First to the report, which includes 75 platted lots.

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

Mr. Constantino stated that Les Mangus, Director of Community Development, had a comment about the conflicting drainage and grading plans and that the applicant, Phil Meyer of Baughman Company, stated that he would submit an updated drainage plan.

Mr. Constantino stated that he had a comment regarding the requirement of a five-foot concrete sidewalk along one side of local through streets, and that if the property to the west is platted as planned, the applicant may want to consider adding sidewalks to this plat.

Mr. Zarchan asked if the sidewalks would be installed along May Street. Mr. Constantino said yes.

Mr. Israel asked if it was up to the applicant which side the sidewalk would be located. Mr. Constantino stated that there aren't many sidewalks located in the area but that ultimately it would be an engineering discussion once the property to the west was platted.

Mr. Meyer stated that he would revise the final plat to accommodate the staff comments and would submit a revised drainage plan. Mr. Meyer stated that he was working on a project that would extend to the west and that he intended to submit a preliminary plat within the next two months. Mr. Meyer stated that the developer would look to do a sidewalk extension at the time the preliminary plat is submitted and could be done as a special assessment.

Mr. Israel stated that the sidewalk would likely make more sense if it was constructed on the south side of May Street. Mr. Meyer stated that he would add the sidewalk into the paving petition but would like to defer the decision of the sidewalk location until the preliminary plat is submitted.

Mr. Israel asked when the drainage plan would be available. Mr. Meyer stated that staff will receive the drainage plan before the next Planning Commission meeting.

Alex Zarchan made a motion to approve the Hodges 5th Subdivision Final Plat. Motion seconded by Gary Israel. Motion carried 2/0.

6. PRELIMINARY PLAT – REVIEW OF AND RECOMMENDATION ON THE ADAMS ACRES II PRELIMINARY PLAT GENERALLY LOCATED SOUTH OF W. HARRY STREET AND EAST OF S. 159TH STREET EAST, ANDOVER, KANSAS

Mr. Constantino stated that the Subdivision Committee reviewed the accompanying sketch plan at the September 8th Subdivision Committee meeting.

Mr. Constantino stated that Mr. Mangus had a comment requesting that the applicant provide a statement regarding the type of improvements proposed for the project, which would include either a petition or a letter of credit for the sewer extension required for the project. Mr. Constantino stated that his comments included adding a legal description to the face of preliminary plat as well as some minor text changes.

Mr. Constantino stated that the Butler County mapping department had a few comments, particularly regarding the ownership information on the plat and to make sure that the name on the signature line matches the name on the deed. Mr. Constantino stated that Evergy had also requested an additional 20-foot utility easement along lots 2,3, and 4.

Todd Hornbaker, Merestone Surveying, representing the applicant, asked if the 20-foot utility easement should be located along the lot line or the section line. Mr. Constantino stated that the easement could follow the jog in between the lots but recommended that the applicant reach out to the representative at Evergy to confirm.

Mr. Zarchan asked about Bickley Foster's comment regarding the gray-colored line between Lot 1 and Heather Lakes Subdivision. Mr. Hornbaker stated that the area was a temporary access easement.

Mr. Zarchan asked if residential lots would be going in Lot 4. Mr. Hornbaker stated that the land was going to be used for agricultural purposes. Mr. Constantino stated that the subject property was zoned A-1 Agricultural Transition District. Mr. Hornbaker stated that the subject property is currently three parcels but that they are redrawing the boundaries to create a fourth lot. Mr. Hornbaker stated that there is an existing building on Lot 1.

Mr. Onstott asked if the applicant was intending to submit the final plat soon. Mr. Hornbaker stated that the applicant was looking to submit the final plat soon. Mr. Onstott stated that staff would be able to help draft the sanitary sewer petition once the applicant is ready to submit the final plat. Mr. Hornbaker stated that the applicant was intending to pay for the extension privately. Mr. Onstott stated that the final plat will be

accompanied by a developer's agreement. Mr. Constantino stated that the Subdivision Committee would be able to review the final plat at their December 8th meeting and the Planning Commission would be reviewing the final plat one week later on December 15th.

Gary Israel made a motion to approve the Adams Acres II Subdivision Preliminary Plat. Motion seconded by Alex Zarchan. Motion carried 2/0.

6. MEMBER ITEMS

Mr. Zarchan stated that the Prairie Creek Subdivision regulations say that private wells are prohibited for irrigation by property owners and asked whether or not that was enforceable. Mr. Constantino stated that the Prairie Creek PUD contains language that prohibits the use of private wells for irrigation purposes but that the developer wants to amend the PUD to allow for the use of private wells. Mr. Onstott stated that when the public hearing was held for the establishment of the Prairie Creek PUD that some neighbors had concerns about how their wells would be impacted once the homes were built, resulting in a restriction of private wells on single-family lots. Ms. McCausland stated that Prairie Creek was not the only neighborhood that has that restriction.

Mr. Zarchan asked if there were any restrictions against the use of hardscaping in residential front yards, like a rock garden. Mr. Constantino stated that the City does not regulate that. Mr. Onstott stated that he was unaware of any such regulation.

Mr. Israel asked when the two trenches would be filled on Basswood Drive. Mr. Onstott stated that he would ask the Public Works Director

7. ADJOURN

Gary Israel made a motion to adjourn. Seconded by Alex Zarchan. Motion carried 2/0. Meeting adjourned at 6:15 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

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