



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

## SUBDIVISION COMMITTEE MINUTES

**JANUARY 12, 2021 | 5:30pm**

VIRTUAL MEETING\*

[MEETING LINK](#)

### 1. CALL TO ORDER

### 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, Les Mangus, Director of Community Development, and Justin Constantino, Assistant Director of Community Development.

### 3. APPROVAL OF THE MINUTES OF THE DECEMBER 8, 2020 MEETING

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

### 4. COMMUNICATIONS

#### A. COMMITTEE & STAFF REPORT

Mr. Constantino stated that the Adams Acres II Final Plat that was approved by the Subdivision Committee on December 8, 2020 has been revised at the applicant's request to shift the location of the sanitary sewer easement to better fit the design of the sanitary sewer. Mr. Constantino stated that the revised Final Plat would be considered by the Planning Commission at the January 19<sup>th</sup> Planning Commission meeting.

#### B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

Mr. Constantino stated that the updated Potential Residential Development Report includes 23 year-to-date building permits on the Heritage First project.

### 5. AGENDA

#### 5.1 **FINAL PLANNED UNIT DEVELOPMENT – REVIEW OF AND RECOMMENDATION ON THE PRAIRIE CREEK ADDITION – SIXTH PHASE FINAL PLANNED UNIT DEVELOPMENT PLAN GENERALLY LOCATED EAST OF PRAIRIE CREEK ROAD AND NORTH OF E. 13TH STREET, ANDOVER, KANSAS**

Mr. Constantino provided a brief overview of the Final Planned Unit Development Plan and stated that staff had some unresolved planning and engineering comments.

Phil Meyer of Baughman Company, representing the applicant, stated that he will be adding a drainage easement to the plan and revise the minimum pad elevations between lots 22 and 23 in Block B. Mr. Meyer stated that he has revised the conflicting street names on the Final Plat and Utility Plan to avoid any confusion.

Mr. Israel asked about the streetlight locations and how they were determined. Mr. Mangus stated that Evergy will send out staff to evaluate the locations of the lights. Mr. Israel asked if the proposed locations would have enough light. Mr. Mangus stated that the Unified Development Manual (UDM)



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calls for specific lighting requirements but does not say anything about requiring streetlights in a cul-de-sac.

Mr. Zarchan asked if there would be any issues with the continuation of Limestone Street. Mr. Mangus stated that Rick Lanzrath, Director of Public Works, would review the street name continuation to ensure there are no issues. Mr. Onstott stated that it is common to have street configurations that change directions.

Mr. Zarchan asked why there was a change in layout between the Preliminary PUD plan and the Final PUD plan. Mr. Meyer stated that the pipeline company requires all pipelines to cross perpendicular to the street but that the layout of the streets didn't allow for that to happen. Mr. Meyer stated that the development was in need of dirt supply so a lake was added to the development and a cul-de-sac was added to the south side of Azena Street.

Mr. Israel asked about the material on the banks of the existing reserves. Mr. Zarchan stated that the banks were made of rock. Mr. Israel asked if the banks of the new reserves would be comprised of rock as well. Mr. Meyer stated that he was not sure.

Mr. Zarchan asked about the use of the reserve ponds. Mr. Meyer stated that the reserve ponds would be deep enough to be stocked with fish and available for fishing.

Mr. Zarchan asked if there would be any green space access. Mr. Meyer stated that there would be access at the west line of Reserve G going up to Limestone Street and that there are two ways of accessing the reserve.

Mr. Zarchan asked if there would be a continuation of the existing wall along Prairie Creek Road. Mr. Meyer stated that the wall would continue as required and that the wall would maintain a consistent format.

Mr. Zarchan stated that there were already existing access points on the preliminary plan and that it would be consistent with the development if there were access points to reserve F between lots 11 and 12 of Block A to match. Mr. Israel concurred with the statement.

*Gary Israel made a motion to recommend that the Planning Commission approve the Prairie Creek Addition – Sixth Phase Final Planned Unit Development on the condition that the plan be revised to grant access to Reserve F between lots 11 and 12 in Block A and that any outstanding staff comments be addressed. Motion seconded by Alex Zarchan. Motion carried 2/0.*

### **6. MEMBER ITEMS**

### **7. ADJOURN**



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### \*Live Public Comment

Those wishing to participate remotely with public comment will be required to do so via web conference (requires internet connection). You must register with the City of Andover no less than 24 hours prior to the start of the meeting to participate. If participating remotely, an individual is required to submit their name, email address, phone number and item they wish to speak about to the City, by emailing the previous information to [Planning&Zoning@AndoverKS.com](mailto:Planning&Zoning@AndoverKS.com). Those registering in advance will be provided instructions on how to connect with the live meeting. Commenters will be called upon by name to provide comment during the live meeting and all regular time limits will apply.

If you have any questions prior to the hearing, please call (316) 733-1303.