



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

## **SUBDIVISION COMMITTEE MINUTES**

**FEBRUARY 9, 2021 | 5:30pm**  
VIRTUAL MEETING\*

### **1. CALL TO ORDER**

*Gary Israel called the meeting to order at 5:33 pm.*

### **2. ROLL CALL**

Committee members in attendance: Gary Israel. 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 JANUARY 12, 2021 MEETING**

*Gary Israel motioned and seconded to approve the minutes of the January 12, 2021 meeting as presented. Motion carried 1/0.*

### **4. COMMUNICATIONS**

#### **A. COMMITTEE & STAFF REPORT**

None.

#### **B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT**

None.

### **5. AGENDA**

#### **5.1 PRELIMINARY PLAT – REVIEW OF AND RECOMMENDATION ON THE HODGES SIXTH SUBDIVISION PRELIMINARY PLAT GENERALLY LOCATED AT THE NORTHWEST CORNER OF MAIN STREET AND MAY STREET, ANDOVER, KANSAS**

Mr. Constantino stated that the subject property was located off W. May Street adjacent to the Hodges Fifth Subdivision that was approved by the Planning Commission on October 20, 2020. Mr. Constantino stated that the applicant addressed the comments made by staff with the exception of drainage concerns, additional easements requested by Evergy, and the minimum lot width requirement of Lot 2 in Block A.

Mr. Israel asked if the existing buildings would be demolished. Phil Meyer of Baughman Company, representing the applicant, stated that any existing buildings would be demolished.

*Gary Israel made a motion to recommend that the Planning Commission approve the Hodges Sixth Subdivision Preliminary Plat with the conditions that a revised drainage plan be submitted, that additional easements requested by Evergy are added, and that the lot width of Lot 2, Block A be reviewed by staff and the applicant. Gary Israel seconded the motion. Motion carried 1/0.*

#### **5.2 PRELIMINARY PLAT – REVIEW OF AND RECOMMENDATION ON THE USD 385 ANDOVER DISTRICT OFFICE ADDITION PRELIMINARY PLAT GENERALLY LOCATED AT 1432 N. ANDOVER ROAD, ANDOVER, KANSAS**

Mr. Constantino stated that the preliminary plat generally complies with the subdivision regulations and that the applicant has addressed all outstanding staff comments with the exception of comments pertaining to drainage. Mr. Constantino stated that staff would need a revised drainage plan.



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Mr. Israel asked about the western access point on Waggoner Street and asked if it would cause any queueing or turning radius issues. Phil Meyer of Baughman Company, representing the applicant, stated that the primary access point was located to the east and that the western access point was a secondary access point that would allow approximately nine cars to queue.

Mr. Israel asked how long it would take for the new building to be erected on the site. Mr. Mangus stated that he anticipates construction to begin soon. Mr. Meyer stated that he anticipates the project to be an approximately 9 to 12 month build.

Mr. Israel asked if staff has received any elevations. Mr. Mangus stated that the new building has design elements that are similar to Andover High School.

*Gary Israel made a motion to recommend that the Planning Commission approve the USD 385 Andover District Office Addition Preliminary Plat with the condition that a revised drainage plan be submitted. Gary Israel seconded the motion. Motion carried 1/0.*

### **6. MEMBER ITEMS**

None.

### **7. ADJOURN**

*Gary Israel motioned and seconded to adjourn the meeting. Motion carried 1/0. The meeting was adjourned at 5:33 pm.*

#### \*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.