



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 Vance Garwood. Member Marla Canfield was absent. Staff in attendance: Jennifer McCausland, City Administrator, Les Mangus, Director of Community Development, and Justin Constantino, Assistant Director of Community Development.

3. APPROVAL OF THE MINUTES OF THE MARCH 9, 2021 MEETING

Gary Israel motioned to approve the minutes of the March 9, 2021 meeting as presented. Vance Garwood seconded the motion. Motion carried 2/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

Mr. Mangus stated that staff has received building permits at a steady pace that includes 21 new single-family building permits.

5. AGENDA

**5.1 PRELIMINARY PLAT – REVIEW OF AND RECOMMENDATION ON THE HODGES SEVENTH
SUBDIVISION PRELIMINARY PLAT GENERALLY LOCATED AT 309 W. TURNPIKE ROAD,
ANDOVER, KANSAS**

Mr. Constantino introduced the agenda item and stated that the property was rezoned from SF-1 Single-Family Residential/Low Density District to the MF-2 zoning district in December 2020. Mr. Constantino stated that the applicant is proposing seven duplex dwelling units on 1 lot of approximately 1.69 acres of property zoned MF-2 Attached Single-Family Residential. Mr. Constantino stated that staff has reviewed the applicant submittal and still had a few outstanding comments, particularly regarding the required 25-foot setback along W. Turnpike Road, rear yard utility easements, utility easements throughout, and outstanding engineering questions.

Phil Meyer of Baughman Company, representing the applicant, addressed the outstanding staff comments item by item. Mr. Meyer stated that he is asking for a 15-foot setback along W. Turnpike Road. Mr. Mangus stated that the Subdivision Committee would not be able to recommend the request as the setback requirements pertain to the zoning ordinance as opposed to the subdivision requirements. Mr. Mangus stated that the 10% administrative adjustment afforded to staff would only allow the setback to be reduced to 22.5 feet. Mr. Mangus suggested that Mr. Meyer submit a variance application to the Board of Zoning Appeals requesting a reduction in the setback requirement. Mr. Meyer stated that he would submit a variance application.



Mr. Meyer stated that he has spoken with Evergy regarding the 20-foot utility easement requirement and that they were comfortable with reducing the easements to 15 feet. Mr. Meyer stated that he would provide a letter of correspondence from Evergy stating their approval for the easement reduction.

Mr. Constantino stated that the City Engineer has not been able to review the applicant's revised engineering comments.

Gary Israel made a motion to recommend that the Planning Commission approve the Hodges Seventh Subdivision Preliminary Plat with modifications contingent upon the applicant submitting a variance application to reduce the setback along W. Turnpike Road from the 25-foot requirement to 15 feet, the applicant providing staff with correspondence from Evergy granting the reduction of the utility easements from the 20-foot requirement to 15 feet, and the approval of any outstanding engineering comments by the City Engineer. Vance Garwood seconded the motion. Motion carried 2/0.

5.2 PRELIMINARY PLAT – REVIEW OF AND RECOMMENDATION ON THE SPEYSIDE AT TERRADYNE ESTATES PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT PLAN GENERALLY LOCATED AT THE SOUTHEAST CORNER OF N. 159TH STREET EAST AND KANSAS TURNPIKE, ANDOVER, KANSAS

Mr. Constantino introduced the agenda item and stated that the applicant is proposing single-family zero lot line development patio homes on 28 individual lots on approximately 8.52 acres of property zoned SF-2 Attached Single-Family Residential / Medium Density District within the Terradyne PUD. Mr. Constantino stated that staff has reviewed the applicant submittal and still had a few outstanding comments, particularly regarding the size of the rear yard utility easements utility easements throughout and outstanding engineering questions. Mr. Constantino stated that the City Engineer has not been able to review the applicant's revised engineering comments.

Phil Meyer of Baughman Company, representing the applicant, addressed the outstanding staff comments item by item. Mr. Meyer stated that similar to agenda item 5.1, he would provide staff with correspondence from Evergy granting approval for 15-foot rear yard utility easements as opposed to the required 20 feet.

Mr. Israel asked if the loop street off McCloud Circle was one-way or two-way. Mr. Meyer stated that the street was two-way. Mr. Meyer stated that an additional easement was added and that's why lots 3-7 and 23-28 show a 23' drainage and utility easement. Mr. Mangus asked about the street width of the loop street. Mr. Meyer stated that the street would be 29 feet wide.

Mr. Garwood asked if the highway dividing wall would be 5 feet tall. Mr. Meyer stated that the wall would be 8 feet tall.

Gary Israel made a motion to recommend that the Planning Commission approve the Speyside at Terradyne Estates Preliminary Plat with modifications contingent upon the applicant providing staff with correspondence from Evergy granting the reduction of the utility easements from the 20-foot requirement to 15 feet and the approval of any outstanding engineering comments by the City Engineer. Vance Garwood seconded the motion. Motion carried 2/0.



PLANNING & ZONING
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SUBDIVISION COMMITTEE MINUTES
APRIL 13, 2021 | 5:30pm
VIRTUAL MEETING*

6. MEMBER ITEMS

Mr. Israel stated that he appreciates the hard work of the City staff.

7. ADJOURN

Gary Israel made a motion adjourn the meeting. Vance Garwood seconded the motion. Motion carried 2/0. The meeting was adjourned at 6:27 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

Approved on the ____ day of ____ 2021 by the City of Andover Subdivision Committee.