



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

SUBDIVISION COMMITTEE MINUTES

MAY 11, 2021 | 5:30pm

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

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

2. ROLL CALL

Committee members in attendance: Gary Israel and Marla Canfield. Member Vance Garwood 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 APRIL 13, 2021 MEETING

Gary Israel motioned and seconded to approve the minutes of the April 13, 2021 meeting as presented. Motion carried 1/0/1.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

Mr. Mangus stated that single-family construction has been slower than usual but that staff has seen a steady influx of community development-related permit applications.

5. AGENDA

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

Mr. Israel introduced the agenda item. Mr. Israel stated that the applicant is proposing 20 total lots on approximately 10.95 acres of property zoned MF-2 Attached Single-Family Residential District, and that water and sewer service for the subject properties are currently served and will continue to be served by the City of Andover. Mr. Israel stated that the subject properties will receive access from the existing May Street.

Mr. Constantino stated that staff provided the applicant with initial comments on their submittal, and that the applicant has addressed most of the outstanding comments with the exception of a few questions from the City Engineer and the Engineering Technician. Mr. Constantino stated that there was also some confusion regarding the information depicted on the grading plan. Mr. Mangus stated that the grading plan was not submitted in full scale, resulting in the appearance of grades that were not accurate.

Phil Meyer of Baughman Company, representing the applicant, stated that he is working with the City Engineer to address the outstanding engineering comments and has discussed the grading plan issues with staff.



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Gary Israel made a motion to recommend that the Planning Commission approve the Hodges Sixth Subdivision Final Plat with modifications contingent upon the applicant working with the City Engineer to resolve any outstanding engineering concerns. Marla Canfield seconded the motion. Motion carried 2/0.

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

Mr. Israel introduced the agenda item. Mr. Israel stated that the subject property is one lot on approximately 2.83 acres of property zoned B-1 Office Business District, and that water and sewer service for the subject properties are currently served and will continue to be served by the City of Andover. Mr. Israel stated that the subject property currently receives access from N. Andover Road and Waggoner Street, and that the revised plat will vacate the existing access easement on N. Andover Road and grant two points of access on Waggoner Street.

Mr. Constantino stated that staff provided the applicant with initial comments on their submittal, and that the applicant has addressed staff's comments regarding the final plat.

Marla Canfield made a motion to recommend that the Planning Commission approve the USD 385 Andover District Office Addition Final Plat. Gary Israel seconded the motion. Motion carried 2/0.

6. MEMBER ITEMS

Mr. Mangus stated that the property adjacent to the 13th Street Sports Park has been purchased by the City and City staff has cleaned up the area.

7. ADJOURN

Marla Canfield made a motion adjourn the meeting. Gary Israel seconded the motion. Motion carried 2/0. The meeting was adjourned at 5:57 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

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