



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

## SUBDIVISION COMMITTEE MINUTES

**JUNE 8, 2021 | 5:30pm**

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

### 1. CALL TO ORDER

*Chairperson Vance Garwood called the meeting to order at 5:31 pm.*

### 2. ROLL CALL

Committee members in attendance: Chairperson Vance Garwood, Marla Canfield, and Gary Israel. Staff members 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 MAY 11, 2021 MEETING

*Gary Israel motioned to approve the minutes of the May 11, 2021 meeting as presented. Motion seconded by Marla Canfield. Motion carried 1/0/2.*

### 4. COMMUNICATIONS

#### A. COMMITTEE & STAFF REPORT

None.

#### B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

Mr. Constantino stated that the City has processed 27 single-family building permits to date and that the number is slightly below the number of building permits processed last year.

### 5. AGENDA

#### 5.1 **FINAL PLAT – REVIEW OF AND RECOMMENDATION ON THE MEADOWBROOK 2<sup>ND</sup> SUBDIVISION REPLAT GENERALLY LOCATED WEST OF S. ANDOVER ROAD AND NORTH OF W. HARRY STREET, ANDOVER, KANSAS**

Mr. Constantino introduced the agenda item and stated that the original final plat was approved by the Planning Commission on October 15, 2019 and the land dedications were accepted by the City Council on July 14, 2020. Mr. Constantino stated that the applicant submitted a replat of the property with the desire to increase the rear yard drainage and utility easement on the lots on the eastern half of Meadowhaven Street for the purpose of protecting a rear yard tree row. Mr. Constantino stated that there were no changes to the land layout or property dimensions.

Ron Smith, the applicant, stated that he thought the original design was adequate to protect the tree row in the rear yards of the properties, but realized that he wanted to take additional action to ensure that the trees would be protected. Mr. Smith stated that they will communicate with future homeowners prior to purchase that there will be limitations to construction in their back yards.

Ms. Canfield asked if all outstanding staff comments have been addressed. Mr. Constantino stated that staff has received revisions from the applicant regarding minor text changes and that there were no outstanding comments.

*Gary Israel made a motion to recommend that the Planning Commission approve the Meadowbrook 2<sup>nd</sup> Subdivision Replat. Marla Canfield seconded the motion. Motion carried 3/0.*



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

Mr. Constantino introduced the agenda item and stated that the subject property was located at the northwest corner of N. Main Street and the Kansas Turnpike. Mr. Constantino stated that the preliminary plat was reviewed by the Subdivision Committee on April 13, 2021 and approved by the Planning Commission on April 20, 2021. Mr. Constantino stated that the Planning Commission recently approved a variance of 10 feet from the required 25-foot minimum front yard setback to allow for a front yard setback of 15 feet along W. Turnpike Road on May 18, 2021. Mr. Constantino stated that the only outstanding staff comment was pertaining to an existing access easement that the applicant was hoping to vacate.

Phil Meyer of Baughman Company, representing the applicant, stated that it is his desire to release the access easement and that he intends to have the easement vacated prior to approval by the City Council.

*Gary Israel made a motion to recommend that the Planning Commission approve the Hodges Seventh Subdivision Final Plat on the condition that the access easement be vacated prior to approval by the City Council. Marla Canfield seconded the motion. Motion carried 3/0.*

### **5.3 FINAL PLAT – REVIEW OF AND RECOMMENDATION ON THE SPEYSIDE AT TERRADYNE ESTATES FINAL PLAT AND PLANNED UNIT DEVELOPMENT PLAN GENERALLY LOCATED AT THE SOUTHEAST CORNER OF N. 159<sup>TH</sup> STREET EAST AND KANSAS TURNPIKE, ANDOVER, KANSAS**

Mr. Constantino introduced the agenda item and stated that the property was located at the southeast corner of N. 159<sup>th</sup> Street East and the Kansas Turnpike. Mr. Constantino stated that the applicant is proposing single-family homes on 28 individual lots on approximately 8.52 acres of property zoned SF-2. Mr. Constantino stated that the Preliminary Plat was approved by the Planning Commission on April 20, 2021. Mr. Constantino stated that the majority of staff comments have been addressed with the exception of the subheading under the plat title and language regarding side yard requirements in the Parcel 1-A description.

Phil Meyer of Baughman Company, representing the applicant, stated that there was some confusion regarding the text on the final plat and that the text would be revised.

Mr. Garwood asked if the maintenance shed would be located in the backyard of lots 3 through 5. Mr. Meyer said yes.

*Marla Canfield made a motion to recommend that the Planning Commission approve the Speyside at Terradyne Estates Final Plat on the condition that the applicant provide text revisions per staff comments. Gary Israel seconded the motion. Motion carried 3/0.*



**5.4 FINAL PLAT – REVIEW OF AND RECOMMENDATION ON THE HERITAGE MIXED-USE FIRST FINAL PLANNED UNIT DEVELOPMENT PLAN GENERALLY LOCATED NORTH OF US 54/400 AND EAST AND WEST OF YORKTOWN PARKWAY, ANDOVER, KANSAS**

Mr. Constantino introduced the agenda item and stated that the Heritage Mixed-Use First Addition Final PUD is part of The Heritage Mixed-Use Preliminary PUD Plan. Mr. Constantino stated that the applicant has submitted a Final PUD depicting Parcels 3 through 7 and Reserve B and that a plat depicting Parcels 1, 2A, 2B, and Reserve A would be submitted at a later date. Mr. Constantino stated that staff provided initial comments to the applicant and that the majority of comments have been addressed, with the exception of a traffic study intended to address traffic calming in and around the development.

Mr. Israel asked about the length of time needed by the applicant to produce a traffic study. Jason Gish of MKEC Engineering, representing the applicant, stated that traffic connections and volumes have been determined but that the report is in the process of being finalized. Mr. Mangus stated that staff is waiting to receive a report that addresses the surrounding neighborhood concerns pertaining to traffic calming.

Mr. Onstott stated that there was some discussion regarding whether or not the area between the road and commercial buildings in Block 3, Lot 5 would be designated as reserves or easements. Mr. Gish stated that their legal department was reviewing that language and that any language would address the use and maintenance of that space.

Mr. Onstott asked if the traffic study would impact the layout of the plan or access to the site. Mr. Gish stated that the idea was for the traffic study to be compatible with the existing site layout.

*Gary Israel made a motion to recommend that the Planning Commission approve the Heritage Mixed-Use Final PUD Plan on the condition that the applicant submit a completed traffic study and further refinement of Block 3, Lot 5 language pertaining to use, ownership, and maintenance. Marla Canfield seconded the motion. Motion carried 3/0.*

**6. MEMBER ITEMS**

Mr. Israel asked about the maintenance of a property north of 10<sup>th</sup> Street and Andover Road and stated that the property appeared overgrown and contained garbage and rubbish. Mr. Mangus stated that code enforcement would work with the owner to have the problems rectified.

Mr. Israel asked about future plans for the property that the City recently purchased adjacent to the 13<sup>th</sup> Street Sports Park. Ms. McCausland stated that the property would become part of the park. Mr. Israel asked if there were plans for the 13<sup>th</sup> Street Sports Park. Ms. McCausland stated that the City is currently working on the master parks plan.

**7. ADJOURN**

*Gary Israel made a motion to adjourn the meeting. Marla Canfield seconded the motion. Motion carried 3/0. The meeting was adjourned at 6:35 pm.*



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Respectfully submitted by:

Justin Constantino  
Assistant Director of Community Development

Approved on the \_\_\_\_ day of \_\_\_\_ 2021 by the City of Andover Planning Commission.