



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

SUBDIVISION COMMITTEE MINUTES

JULY 13, 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: 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 JUNE 8, 2021 MEETING

Gary Israel motioned to approve the minutes of the June 8, 2021 meeting as presented. Motion seconded by Marla Canfield. Motion carried 3/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Mr. Constantino stated that the meeting packet contained the minutes of the June 15th Planning Commission meeting when the Planning Commission approved the Meadowbrook 2nd Subdivision Final Plat. Mr. Constantino stated that the applicant has decided to revise the approved plat to reduce the 40-foot rear yard drainage and utility easement to 20-feet on several of the lots. Mr. Constantino stated that the applicant originally wanted the 40-foot easement to protect the rear-yard tree row. Mr. Constantino stated that the item would be heard at the August Planning Commission meeting.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

Mr. Constantino stated that the City has processed 28 single-family building permits year-to-date and that next month's report will be larger to accommodate the permits on the Cornerstone development. Mr. Mangus stated that the City is currently at 34 single-family permits processed.

Mr. Garwood asked if the building permits were for the Cornerstone Tenth Addition or the Cornerstone Eleventh Addition. Mr. Mangus stated that they were from Cornerstone Tenth.

5. AGENDA

5.1 FINAL PLAT – REVIEW OF AND RECOMMENDATION ON THE WEATHER STONE SPLIT ADDITION REPLAT GENERALLY LOCATED EAST OF N. ANDOVER ROAD AND SOUTH OF CRESCENT LAKES DRIVE, ANDOVER, KANSAS

Mr. Constantino stated that the subject property is located in the Weatherstone Place shopping center on N. Andover Road. Mr. Constantino stated that the applicant is seeking to subdivide Lot 1, Block 1 of the Wendt First Addition into two lots around two existing buildings. Mr. Constantino stated that staff has provided initial comments to the applicant and that the applicant provided staff with a response just prior to the meeting. Mr. Constantino stated that staff was able to do a second review and that it appears that only two outstanding comments remain: one pertaining to a cross-access circulation statement between Lot 2 of the Weather Stone Split Addition and Lot 2 of the Wendt First Addition, and the second being a correction to the County Clerk signature block. Mr. Constantino stated the cross access statement needed to provide greater detail regarding access and parking. Mr. Constantino stated that Mr. Mangus was able to track down usable language from a previous project that could be



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incorporated into the platters text of this replat and that he would forward the language to the applicant.

Donn Armstrong of Armstrong Land Survey, representing the applicant, stated that he revised the replat according to staff comments and also added a 10-foot drainage and utility easement along the northern property line of Lot 1 and Lot 2 of the Weather Stone Split Addition.

Mr. Armstrong stated that he wasn't initially sure if the subdivision would be eligible for a lot split or if it required a full replat. Mr. Mangus stated that the City regulations state that a lot split is not allowed if it will create a lot without direct access to a public street, and therefore a traditional replat is required.

Gary Israel made a motion to recommend that the Planning Commission approve the Weather Stone Split Addition Replat with the condition that platter's text be added to address cross access between the Weather Stone Split Addition and the Wendt First Addition and that the County Clerk signature block be revised. Marla Canfield seconded the motion. Motion carried 3/0.

6. MEMBER ITEMS

Mr. Israel stated that the Redbud Trail has been very busy and that he was happy to see that the trail has remained clean where KDOT has been working overhead.

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 5:48 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

Approved on the 10th day of August 2021 by the City of Andover Planning Commission.