



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

SUBDIVISION COMMITTEE MINUTES

NOVEMBER 8, 2022 | 5:30pm

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson Vance Garwood called the meeting to order at 5:30 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 AUGUST 9, 2022 MEETING

Gary Israel motioned to approve the minutes of the August 9, 2022 meeting as presented. Motion seconded by Marla Canfield. Motion carried 3/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Mr. Constantino stated that the November 1, 2022 Site Plan Review Committee (SPRC) meeting minutes and the October 18, 2022 Planning Commission meeting minutes were attached. Mr. Constantino stated that the Planning Commission meeting had one variance case and discussion involving the 2023-2027 Capital Improvement Plan.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

Mr. Constantino stated that the City has issued 46 single-family building permits in 2022 and that at this point last year the City had issued 64 building permits.

5. AGENDA

5.1 FINAL PLAT – REVIEW OF AND RECOMMENDATION ON THE SOUTHERN HILLS SUBDIVISION FINAL PLAT GENERALLY LOCATED SOUTHEAST OF SW 130TH STREET & SW BUTLER ROAD, ANDOVER, KANSAS

Mr. Constantino stated that the applicant is proposing single-family residential housing on 56 lots on just under 37 acres of property. Mr. Constantino stated that water service for the subject property is under the jurisdiction of Rural Water District #5/8 and sewer service for the subject property is currently served and will continue to be served by the City of Andover. Mr. Constantino stated that staff is continuing to work with Rural Water District #5/8 to determine their capabilities of servicing the subdivision.

Mr. Constantino stated that the Subdivision Committee approved the preliminary plat at the August Subdivision Committee meeting with the condition that any outstanding comments be addressed by the applicant. Mr. Constantino stated that the comments have been addressed and that there are a few outstanding discussions regarding the traffic study that will not impact this final plat. Mr. Constantino stated that the applicant has formally submitted their proposal to abandon the old preliminary PUD plan.



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Ken Lee of Garver Engineering, representing the applicant, stated that they will continue to work with the City regarding the traffic study and the access to the subdivision along SW Butler Road.

Mr. Israel asked if staff was comfortable with the Subdivision Committee recommending approval for the Final Plat without knowing how the subdivision will be served. Mr. Constantino stated that the Subdivision Committee could recommend approval contingent upon the determination of how the subdivision will receive water service. Mr. Constantino stated that without knowing how the subdivision will be serviced, staff will not recommend approval by the Planning Commission.

Mr. Lee stated that he would work with the City of Andover, the City of Wichita, and Rural Water District #5/8 to come to a resolution on how the development will receive water service.

Gary Israel made a motion to approve the Southern Hills Preliminary Plat with the condition that water service is determined for the subdivision. Marla Canfield seconded the motion. Motion carried 3/0.

6. MEMBER ITEMS

Mr. Israel asked about the status of the properties north of the community college. Mr. Onstott stated that the property just sold.

7. ADJOURN

Vance Garwood made a motion to adjourn the meeting. Gary Israel seconded the motion. Motion carried 3/0. The meeting was adjourned at 6:20 pm.

Respectfully submitted by:

Justin Constantino, AICP
Assistant Director of Community Development

Approved on the 13th day of December 2022 by the City of Andover Subdivision Committee.