



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

SUBDIVISION COMMITTEE MINUTES

DECEMBER 13, 2022 | 5:30pm
ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Acting Chairperson Gary Israel called the meeting to order at 5:30 pm.

2. ROLL CALL

Committee members in attendance: Acting Chairperson Gary Israel. Chairperson Vance Garwood and Marla Canfield were absent. Staff members in attendance: Lance Onstott, Assistant City Administrator, Les Mangus, Director of Community Development, Justin Constantino, Assistant Director of Community Development, and Elizabeth Ewers, Management Intern.

3. APPROVAL OF THE MINUTES OF THE NOVEMBER 8, 2022 MEETING

Gary Israel motioned and seconded to approve the minutes of the November 8 2022 meeting as presented. Motion carried 1/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Mr. Constantino stated that two signs were approved at the December 6th Site Plan Review Committee (SPRC) meeting one sign being the new wall sign for the Sonic Drive-In at 331 N. Andover Road and the other being a wall sign for Kids Cuts at 324 W. Central Avenue.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

Mr. Constantino stated that the report shows that the City has issued 46 single-family building permits in 2022.

5. AGENDA

5.1 FINAL PUD – REVIEW OF AND RECOMMENDATION ON THE HERITAGE THIRD ADDITION FINAL PLANNED UNIT DEVELOPMENT GENERALLY LOCATED SOUTHWEST OF DOUGLAS AVENUE AND YORKTOWN PARKWAY, ANDOVER, KANSAS

Mr. Constantino stated that the applicant is proposing 44 total lots on approximately 10.72 acres of property within Parcel 1 of The Heritage Preliminary Planned Unit Development (PUD) Plan. Mr. Constantino stated that water and sewer service for the subject properties will be served by the City of Andover and that the subject properties will receive access from Yorktown Parkway and Heritage Way. Mr. Constantino stated that staff has reviewed the Final PUD plan and provided general engineering comments and comments regarding access control to prevent street parking at the intersection of Heritage Way and Willowbrook Street. Mr. Constantino stated that the applicant has provided revised plans addressing staff comments and thanked the applicant for the quick turnaround on submitting revised plans.

Brian Lindebak of MKEC Engineering, representing the applicant, stated that he concurred with the City's report and that it was helpful that the finer details were hammered out during the preliminary PUD stage.

Mr. Israel asked what would be allowed in Reserve A. Mr. Lindebak stated that Reserve A would be open space. Mr. Israel asked if Everygy was okay with the proposed easements on the Final PUD. Mr.



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Constantino stated that Evergy has reviewed the Final PUD and was comfortable with all easements as shown.

Gary Israel motioned and seconded to approve the Heritage Third Addition Final PUD. Motion carried 1/0.

6. MEMBER ITEMS

None.

7. ADJOURN

Gary Israel motioned and seconded to adjourn the meeting. Motion carried 1/0. The meeting was adjourned at 5:42 pm.

Respectfully submitted by:

Justin Constantino, AICP
Assistant Director of Community Development

Approved on the 10th day of January 2023 by the City of Andover Subdivision Committee.