



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

SUBDIVISION COMMITTEE MINUTES

JULY 11, 2023 | 5:30pm

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson Vance Garwood called the meeting to order at 5:31 P.M.

2. ROLL CALL

Committee members in attendance: Chairperson Vance Garwood 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 JUNE 13, 2023 MEETING

Gary Israel motioned to approve the minutes of the June 13, 2023 meeting as presented. Vance Garwood seconded the motion. Motion carried 2/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Mr. Constantino touched on the Site Plan Review Committee meeting from the previous week, with regards to the Site Plan for the Dutch Bros. location to be found within the Heritage development.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 PRELIMINARY & FINAL PLAT– REVIEW OF AND RECOMMENDATION ON THE 1306 PRELIMINARY & FINAL PLATS GENERALLY LOCATED AT 1306 E. 13TH STREET, ANDOVER, KANSAS

Mr. Constantino introduced the property, generally located at 1306 E. 13th Street just east of 13th Street Sports Park and along the Redbud Trail. The single-parcel property is less than one acre and is currently vacant.

Mr. Constantino continued that the subject property was rezoned in February 2023 from the A-1 Agricultural Transition District to the SF-2 Single-Family Residential / Medium Density District with a special use to allow for an event venue. This zoning is intended for low to medium density residential neighborhoods of single-family detached dwellings and allows event venues as a special use. Mr. Constantino confirmed that water and sewer service for the subject property will be served by the City of Andover, and that the subject property will receive access from E. 13th Street. Mr. Mangus provided some historical context regarding the storm and sanitary sewer inlets and lines near the property.

Referring to an existing easement on the property, Mr. Israel asked if the indicated pipeline was still in use; Mr. Mangus confirmed that it is. Mr. Israel continues by asking what area the pipe covers; Mr. Mangus responded that it is a 5-foot wide pipe that runs all of the way through the property.



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Mr. Israel asked a question about the total square footage of the building envelope available on the property. Mr. Mangus responded that it is approximately 8,000 square feet.

Mr. Mangus inquired about a possible well on the property. Surveyor Mr. Chad Abbot responded that he and his crew had not been able to locate one. Mr. Onstott then asked about any existing public improvements on the land; Mr. Abbot stated that there are no current improvements. Multiple members asked about access control along 13th St., stating that it was unclear if one or two points of access would be required. Mr. Constantino responded that he would get clarification from engineering regarding access control.

Gary Israel made a motion to recommend that the Planning Commission approve the Preliminary and Final Plat of 1306 E. 13th St., on the conditions that language be added to clarify access along 13th St., and that signature blocks be updated to match with the surveyor's certificate. Vance Garwood seconded the motion. Motion carried 2/0.

6. MEMBER ITEMS

Ms. McCausland stated that two of the fields in the 13th St. Sports Park would see sod laying begin in September.

7. ADJOURN

Gary Israel motioned to adjourn the meeting. Motion seconded by Vance Garwood. Motion carried 2/0. The meeting was adjourned at 6:04 P.M.

Respectfully submitted by:

Connor Boyd
Planning Technician

Approved on the ____ day of ____ 2023 by the City of Andover Subdivision Committee.