



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

## SUBDIVISION COMMITTEE MINUTES

**AUGUST 8, 2023 | 5:30pm**

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

### 1. CALL TO ORDER

*Marla Canfield called the meeting to order at 5:32 P.M.*

### 2. ROLL CALL

Committee members in attendance: Gary Israel and Marla Canfield.

Staff members in attendance: Lance Onstott, Assistant City Administrator; and Connor Boyd, Planning Technician.

### 3. APPROVAL OF THE MINUTES OF THE JULY 11, 2023 MEETING

*Gary Israel made a motion and second to approve the minutes of the July 11, 2023 meeting as presented. Motion carried 2/0.*

### 4. COMMUNICATIONS

#### A. COMMITTEE & STAFF REPORT

Mr. Onstott gave an update on ongoing projects that committee members will be seeing in the near future, namely the freestanding ER site plan, and he also explained that the 126 W. Cloud Ave. project is in the permitting stage.

#### B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

Mr. Boyd gave a brief update, explaining that the numbers had not changed from the previous meeting.

### 5. AGENDA

#### 5.1 **FINAL PUD – REVIEW OF AND RECOMMENDATION ON THE LAFAYETTE ADDITION FINAL PUD GENERALLY LOCATED AT 316 W. LAFAYETTE STREET, ANDOVER, KANSAS**

Mr. Onstott introduced the plan and guest Kirk Miller, of K.E. Miller. He continued that the PUD represents 8 lots to be developed as part of the addition, and that almost all comments from staff and other parties had been accounted for.

Mr. Onstott stated that the only outstanding comment was regarding the turnaround area in a planned cul-de-sac, but he indicated that this was likely already resolved.

Mr. Miller explained a change in water line layout as a result of utility comments; the lines will be run in an easement near the back of the properties, instead of under the road.

Ms. Canfield asked a question about an outstanding Everygy easement request. Mr. Miller responded that the easement had been implemented into the PUD satisfactorily.

Mr. Miller returned to the topic of the outstanding Fire comment regarding cul-de-sac turnaround area. He continued that the Subdivision requirements and the fire code requirements differ- the former requires a 70-foot diameter in a cul-de-sac, and the latter requires 96 feet. Mr. Onstott and Mr. Kirk explained that since other cul-de-sacs have been approved for 70-foot diameter turnaround areas, it would likely be allowed- Fire Marshal Mike Roosevelt had already given soft approval, and Mr. Onstott stated that he would seek firm approval for the turnaround area.

Mr. Israel asked about fire lane signage as per the Fire department comments. Mr. Miller answered that signage would be installed on one side of the road, so as to allow for parking on the other side.



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*Gary Israel made a motion to recommend that the Planning Commission approve the Lafayette Addition Final PUD. Motion seconded by Marla Canfield. Motion carried 2/0.*

### **6. MEMBER ITEMS**

None.

### **7. ADJOURN**

*Gary Israel motioned to adjourn the meeting. Motion seconded by Marla Canfield. Motion carried 2/0. The meeting was adjourned at 5:59 P.M.*

Respectfully submitted by:

Connor Boyd  
Planning Technician

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