



1. CALL TO ORDER

Chairperson Vance Garwood called the meeting to order at 5:30 P.M.

2. ROLL CALL

Committee members in attendance: Chairperson Vance Garwood; Gary Israel; and Marla Canfield.

Staff members in attendance: Les Mangus, Director of Community Development; Jolene Graham, Assistant City Administrator; and Connor Boyd, Planning Technician.

3. APPROVAL OF THE MINUTES OF THE OCTOBER 10, 2023 MEETING

Gary Israel made a motion to approve the minutes of the October 10, 2023 meeting as presented. Motion seconded by Marla Canfield. Motion carried 3/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Mr. Mangus stated that while there is not much to say at this meeting, the committee members in attendance can look forward to a report on development in 2023 at the next meeting of the Andover Planning Commission.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 PRELIMINARY PUD – REVIEW OF AND RECOMMENDATION ON THE TURNPIKE BUSINESS PARK PRELIMINARY PUD, GENERALLY LOCATED ON THE EASTERN SIDE OF THE 1700 BLOCK OF N. PRAIRIE CREEK ROAD, ANDOVER, KANSAS

Mr. Mangus began by discussing the Comprehensive Plan, which calls for industrial areas to be installed near the KTA turnpike. The land that the PUD (and annexation) would be consuming is considered underutilized, so Staff encourages the development of an industrial/business park near the exit.

Kevin Graham with MKEC was in attendance to represent the applicants. He explained that the odd shape of the annexation leaves an existing KTA storage area to the northeast untouched, and added that this had been negotiated with the KTA ahead of the preliminary PUD boundaries being drawn. Mr. Graham continued that the KTA encouraged the construction of a city road near the current turnpike interchange, as the highway system will be transitioning to cashless tolling, and thus the current toll stops will be removed to allow for free flowing traffic. He added that the road connection depicted to the west is still in progress, and the final design of the road will be deliberated upon.

Mr. Garwood stated that the land use does match the Comprehensive Plan/long term planning for the area.

Mr. Graham stated that in the future they hope to expand the industrial/business park area, as the land near the turnpike is still very underutilized even with this development.



Mr. Mangus added that Staff had been in contact with the applicant extensively, and had already provided much input on the preliminary PUD.

Gary Israel made a motion to recommend that the Planning Commission approve the Turnpike Business Park Preliminary PUD. Motion seconded by Chairperson Garwood. Motion carried 3/0.

5.2 PRELIMINARY PLAT – REVIEW AND RECOMMENDATION ON THE GREEN MEADOW PROPERTIES PRELIMINARY PLAT, GENERALLY LOCATED AT 1904 E. CENTRAL AVENUE, ANDOVER, KANSAS

Chairperson Garwood began by stating that he has a personal relationship with the applicant, and would be recusing himself from any decisions made by the committee.

Mr. Mangus stated that the small plat presented establishes 1 lot on a large property. He continued that corrections based on Staff comments are in progress, adding that Staff only had a few minor comments on labelling and plot elements, rather than concerning the actual setup of the plat. Mr. Mangus stated that the intention behind the plat is to divide the large property and construct a home for the applicant's parents.

Mr. Israel asked for some clarification regarding the Vicinity Map on the plat. Mr. Mangus and Chairperson Garwood explained what was depicted.

Gary Israel made a motion to recommend that the Planning Commission approve the Green Meadow Properties Preliminary Plat, with the condition that the applicant submit a revised plat that addresses staff comments. Motion seconded by Marla Canfield. Motion carried 2/0.

5.3 SKETCH PLAT – REVIEW AND RECOMMENDATION ON THE REDBUD TRAIL IMPROVEMENT SKETCH PLAT, GENERALLY LOCATED AT 1539 N. ANDOVER ROAD, ANDOVER, KANSAS

Mr. Mangus introduced the subject property, a unique lot near the Redbud Trail crossing on Andover Road. He stated that the intention of the project is to provide a venue and destination for those using the trail, and to incentivize using the trail itself by drawing pedestrian and bicycle traffic to the area.

Phil Meyer, with Baughman Co., and Duong Bach, with Hutton, were in attendance. Mr. Meyer explained some more about the intended use of the area, and stated that they intend to apply for a preliminary PUD to obtain relief from several zoning regulations on the property- namely, setback requirements on all four sides, landscaping requirements, and parking requirements.

Mr. Bach stated that the planned development is intended to incentivize bicycle use, and may feature a bicycle repair area for those using the trail.

Mr. Mangus stated that Staff have been working with the applicants to solve the unique development challenges that the lot provides. The on-street parking to the north is a compromise that Staff had recommended to alleviate the need for such a large parking lot facing the street.



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SUBDIVISION COMMITTEE MINUTES

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Mr. Israel asked for specifics on the modified landscape requirements in the PUD. Mr. Meyer responded that the applicants wish to install some of the required landscaping in the Andover Road right of way, without obscuring the street face of the building. Mr. Mangus and Mr. Meyer then explained how the aforementioned right of way encroaches on space that other nearby properties use for landscaping and parking, so the use would be consistent with the surrounding area.

Ms. Canfield asked if the parking lot to the south exits into a median, or if left turns would be possible from the parking lot. Mr. Mangus stated that the median ends to the north of this property. Ms. Canfield added that her concern is with landscaping blocking the vision triangle for left turns, but stated that the Site Plan Review Committee would likely take this into consideration.

Note: This item is a sketch review, so no motion is associated with this agenda item.

6. MEMBER ITEMS

None.

7. ADJOURN

Gary Israel made a motion to adjourn the meeting. Motion seconded by Marla Canfield. Motion carried 3/0. Meeting adjourned at 6:17 P.M.