



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

SUBDIVISION COMMITTEE AGENDA

FEBRUARY 13, 2024 | 5:30pm

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

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

2. ROLL CALL

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

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 JANUARY 9, 2024 MEETING

Gary Israel made a motion to approve the minutes of the January 9, 2024 meeting as presented. Motion seconded by Marla Canfield. Motion carried 3/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Mr. Mangus stated that development throughout 2023 was nearly twice that of 2022, and that he expects this trend to continue into 2024.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 PRELIMINARY PUD – REVIEW OF AND RECOMMENDATION ON THE HATTAN REDBUD TRAIL PRELIMINARY PUD, GENERALLY LOCATED 1539 N. ANDOVER ROAD, ANDOVER, KANSAS

Mr. Mangus introduced the subject property, a corner lot located at 1539 N. Andover Road, near the Redbud Trail crossing. He noted that this plan had already been seen by the Committee as a sketch, and that the product now being reviewed incorporated Staff and Committee comments. Mr. Mangus continued that the main purpose of the PUD is to obtain relief from setback and landscaping requirements on the lot due to its unique location and surroundings in the Original Town.

The applicant, Phil Meyer with Baughman Co., was present.

Mr. Meyer explained the comments that were implemented into the plan, and raised the issue of signage on the property, adding that this is something that they may seek relief on from the Site Plan Review Committee. He included a sketch landscaping plan for the Committee to view, and explained that a privacy fence would be built to further screen the property from the surrounding lots.

Mr. Israel asked what landscaping, if any, would be placed between the building frontage and Andover Road itself. Mr. Mangus explained that the street right-of-way is a good candidate for landscaping in this location, allowing for a bit more room to plant. Mr. Israel then asked about the distance from the planned parking spaces along Harrison to the current Redbud Trail. Mr. Mangus and Mr. Meyer showed that the nearest parking space would be at least 20 feet from the trail.



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Vance Garwood made a motion to recommend approval of the Redbud Preliminary Planned Unit Development. Motion seconded by Gary Israel. Motion carried 3/0.

5.2 LOT SPLIT – REVIEW AND RECOMMENDATION ON THE PROPOSED LOT SPLIT GENERALLY LOCATED AT 534 N. PHILLIP STREET, ANDOVER, KANSAS

Mr. Mangus explained that the subject property is a classic candidate for a lot split, since it far exceeds the minimum lot size requirements before and after the split, and is served by water and sewer lines along each street frontage (Phillip and Boylan). He added that many nearby lots were oriented with frontage on Boylan, and many with frontage on Phillip, so adding a structure on the Boylan side would be congruous with the surroundings.

Gary Israel made a motion to recommend approval of the lot split at 534 N. Phillip Street. Motion seconded by Marla Canfield. Motion carried 3/0.

6. MEMBER ITEMS

Mr. Israel asked if there was any interest in adding more members to the Subdivision Committee. Staff noted that the Planning Commission may choose however many members they deem necessary for the Subdivision Committee, and Mr. Boyd stated that he would reach out to the Planning Commission to see if any members had interest in serving on the Subdivision Committee as well. Mr. Israel also noted a need to update the Committee member list on the City website.

7. ADJOURN

Gary Israel made a motion to adjourn the meeting. Motion seconded by Marla Canfield. Motion carried 3/0. Meeting adjourned at 6:04 P.M.