



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

SUBDIVISION COMMITTEE MINUTES

MARCH 12, 2024 | 5:30pm

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Acting Chairperson Israel called the meeting to order at 5:31 P.M.

2. ROLL CALL

Committee members in attendance: Gary Israel; Marla Canfield; and Peter Fox.

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

3. APPROVAL OF THE MINUTES OF THE FEBRUARY 13, 2024 MEETING

Acting Chairperson Israel made a motion to approve the minutes of the February 13, 2024 meeting as presented. Motion seconded by Marla Canfield. Motion carried 3/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Mr. Mangus stated that development is progressing as usual for this time of year. He continued that the Heritage is beginning to move in residents, and that tenants for the business spaces on the first floor have started their construction for storefronts. He added that the Senior Living Center project is finally getting underway.

Mr. Israel asked when the YMCA would be re-opening. Ms. McCausland stated that she had been told that it would be opening in May, and that the current hope was to have the doors open by Memorial Day.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. AGENDA

5.1 OFFICER ELECTIONS

Acting Chairperson Israel nominated Marla Canfield for the position of Chairperson, Peter Fox for the position of Vice Chairperson, and himself for the position of Secretary. Ms. Canfield wished to note that she may have the hardest time making it to every meeting due to her occupation, but that she is willing to fill the role of Chairperson.

Gary Israel made a motion to accept the nominations for Chairperson, Vice Chairperson, and Secretary. Motion seconded by Marla Canfield. Motion carried 3/0.

5.2 **FINAL PUD** – REVIEW OF AND RECOMMENDATION ON THE REDBUD FINAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED 1539 N. ANDOVER ROAD, ANDOVER, KANSAS

Mr. Mangus introduced the project, the Preliminary PUD of which had been recently approved by the Committee. He stated that Staff comments had been implemented throughout the project, and that the applicant wished to construct a walkable area near the Redbud Trail with a coffee shop.



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The applicant, Phil Meyer with Baughman Co., was in attendance.

Mr. Meyer provided a preliminary landscaping plan to the Committee to show how the proposed setback and landscaping requirement modifications were utilized. He added that a sign plan would go before the Site Plan Review Committee soon.

Mr. Israel asked if the previously-discussed on-street parking to the north of the property would be reserved for the business only. Mr. Meyer stated that no, it would be public parking to serve the Redbud Trail. Mr. Mangus added that additional street parking exists on Main Street nearby.

Chairperson Canfield made a motion to recommend approval of the Redbud Trail Addition Final Planned Unit Development. Motion seconded by Peter Fox. Motion carried 3/0.

5. MEMBER ITEMS

Mr. Israel asked what efforts the City is making to preserve its oral history, noting that the history of Andover is in danger of disappearing as older citizens pass. Ms. McCausland stated that she is aware of a program through National Public Radio to document stories such as this, and suggested that the Historical Society might be able to implement something similar.

Mr. Mangus added that a former resident of Kingman had moved away and then returned with the intention of revitalizing the old city center of the town.

Mr. Israel stated that he appreciated how Greater Andover Days placed a focus on the history of the city, and recommended that interviews or stories be recorded with those who had lived in and around Andover for a long time.

6. ADJOURN

Chairperson Canfield made a motion to adjourn the meeting. Motion seconded by Peter Fox. Motion carried 3/0.

Meeting adjourned at 5:51 P.M.