



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

SUBDIVISION COMMITTEE MINUTES

APRIL 9, 2024 | 5:30pm

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

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

2. ROLL CALL

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

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

3. APPROVAL OF THE MINUTES OF THE MARCH 12, 2024 MEETING

Gary Israel made a motion to approve the minutes of the March 12, 2024 meeting as presented. Motion seconded by Peter Fox. Motion carried 4/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. AGENDA

5.1 **FINAL PLAT – REVIEW OF AND RECOMMENDATION ON THE GREEN MEADOW PROPERTIES ADDITION FINAL PLAT, GENERALLY LOCATED AT 1904 E. CENTRAL AVENUE, ANDOVER, KANSAS**

Mr. Mangus introduced the subject property, describing it as a 1-acre lot located just outside city limits and served by Wichita water and an Andover sewer line. He explained that the plat is much the same as was seen in the preliminary platting process, but that Staff are currently dealing with a limiting factor, that being an issue with fire department access. Mr. Mangus continued that the nearest hydrant is just outside of the maximum allowable distance from the proposed building, by approximately 50 feet. He stated that Staff and the applicant were working with the fire department to come to a solution, but none had yet been reached. Mr. Mangus explained the Committee's options for how to proceed, noting that a motion may be contingent on this issue being resolved.

Mr. Teinert asked if it was possible to move the nearest existing hydrant slightly closer. Mr. Mangus stated that this is an option, but would be very expensive. He added that as of now, Rural Water District #5 is unwilling to extend a line, and the City would not like to pay for the same.

Gary Israel made a motion to table the item to allow the applicant, Staff, and the fire department time to resolve the issue of the fire hydrant. Motion seconded by Clint Teinert. Motion carried 4/0.



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5.2 LOT SPLIT – REVIEW OF AND RECOMMENDATION ON A LOT SPLIT GENERALLY LOCATED AT 505 W. ALLISON STREET, ANDOVER, KANSAS

Mr. Mangus explained that the subject property is an oddly-shaped 2-acre lot along Allison St., which has not been modified since it was originally platted as a reserve in the 1880s. He added that the owner of the existing house to the west wishes to sell their section of the property, and the eastern part will be developed later.

The preparer of the lot split, Todd Hornbaker with Merestone, was in attendance. He stated the future intentions of the owners, adding that they would be submitting a plat for the eastern part soon. He added that an easement would likely be requested for the eastern half in the future as well. He noted an existing structure that crosses into the railroad right-of-way, asking if it would cause any issues with filing the lot split. Mr. Mangus stated that it would simply show up as a nonconforming structure during title work.

Mr. Teinert asked if this structure would bring about any questions regarding the ownership of the land the structure is on. Mr. Mangus replied that the right-of-way is still owned by the railroad regardless.

Mr. Teinert then asked what the original purpose of the reserve was to be. Mr. Mangus replied that nobody knows; the original plat does not indicate what would be done with Rison's Reserve.

Gary Israel made a motion to recommend approval of the lot split at 505 W. Allison Street. Motion seconded by Clint Teinert. Motion carried 4/0.

5. MEMBER ITEMS

Ms. Canfield asked what was going on at the property that had, some months ago, obtained a Special Use permit to allow for a brewery. She noted that the existing structure had been seemingly demolished. Mr. Teinert stated that he saw a 'For Lease' sign at some point on the property. Mr. Mangus stated that he was not aware of any pending development on the property, so it may be for sale or lease.

6. ADJOURN

Gary Israel made a motion to adjourn the meeting. Motion seconded by Clint Teinert. Motion carried 4/0.

Meeting adjourned at 5:58 P.M.