



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

SUBDIVISION COMMITTEE AGENDA

MAY 14, 2024 | 5:30pm

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson 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; Jennifer McCausland, City Administrator; Jolene Graham, Assistant City Administrator; Connor Boyd, Planning Technician; Kevin Graham, City Engineer; and Dylan Carroll, Management Intern.

3. APPROVAL OF THE MINUTES OF THE APRIL 9, 2024 MEETING

Gary Israel made a motion to approve the minutes of the April 9, 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. Westphall explained that this item was deferred by the Committee last month, on account of an issue with fire code compliance. He stated that the issue has been resolved by way of an acceptable variance on the maximum distance to a hydrant (allowing up to 600 feet), and application of a specific circumstance given in the accepted code standards.

Mr. Mangus added that the accepted regulations look for a paved access road. He stated that Central Avenue will have its paving continued past the subject property in the near future, and that a drive on the property that meets the requirements put forth by the Fire Department has been included. Staff concluded that the plat satisfies all outstanding comments.

Gary Israel made a motion to recommend approval of the Green Meadow Properties Final Plat. Motion seconded by Clint Teinert. Motion carried 4/0.



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

SUBDIVISION COMMITTEE AGENDA

MAY 14, 2024 | 5:30pm

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

5.2 FINAL PLAT – REVIEW OF AND RECOMMENDATION ON THE PRAIRIE CREEK 7TH ADDITION FINAL PLAT, ANDOVER, KANSAS

Mr. Westphall introduced the plat, the 7th addition to the Prairie Creek Planned Unit Development.

Kris Rose with Baughman was in attendance to answer any questions.

Mr. Graham asked if Prairie Creek would be finished in one or two more additions. Mr. Rose replied that hopefully it would take only two more.

Mr. Israel asked if the depicted Reserve "A", listed as a park, would indeed be a City park managed by the Parks and Recreation department. Mr. Mangus replied that it would be, and that the original Prairie Creek PUD includes provisions for City parks as part of the negotiation for the adjusted lot size requirements in the PUD. Mr. Mangus continued by comparing the project to a similar park in the Cornerstone PUD, noting its success, and then comparing to the older, half-acre 'mini park' style that is no longer in use due to its limited appeal.

Staff noted that the plat is very straightforward, and that Baughman have submitted Prairie Creek phases many times over the years, so they had no concerns with the preparation.

Peter Fox made a motion to recommend approval of the Prairie Creek 7th Addition Final Plat. Motion seconded by Gary Israel. Motion carried 4/0.

5. MEMBER ITEMS

The Committee discussed the upcoming open house and subsequent re-opening of the Andover YMCA. Ms. McCausland noted that she would be a door greeter for a few hours during the open house.

6. ADJOURN

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

Meeting adjourned at 5:52 P.M.