



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

## **SUBDIVISION COMMITTEE AGENDA**

**JUNE 11, 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; Gary Israel; and Clint Teinert. Peter Fox arrived at 5:35 P.M., after Roll Call had been taken, and was thus not present for voting until his arrival.

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 MAY 14, 2024 MEETING**

*Gary Israel made a motion to approve the minutes of the May 14, 2024 meeting as presented. Motion seconded by Clint Teinert. Motion carried 3/0.*

### **4. COMMUNICATIONS**

#### **A. COMMITTEE & STAFF REPORT**

None.

#### **B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT**

### **5. AGENDA**

#### **5.1 SMALL TRACT PLAT – REVIEW OF AND RECOMMENDATION ON THE POSTIE’S PATCH SMALL TRACT PLAT, ANDOVER, KANSAS**

Mr. Westphall introduced the subject property, which the Committee saw recently for a Lot Split. The eastern part of the lot that was split is the area of the new plat. He added that as before, utilities exist along Allison St., and the only extension needed will be sewers.

Mr. Israel asked about specifics for drainage on the property. Brian with Merestone Surveying explained the included drainage plan. Mr. Mangus added that this small tract is part of a much larger, mature drainage area north of Allison St.

*Gary Israel made a motion to recommend approval of the Postie’s Patch Small Tract Plat. Motion seconded by Clint Teinert. Motion carried 4/0.*

#### **5.2 PRELIMINARY AND FINAL PLATS – REVIEW OF AND RECOMMENDATION ON THE MEADOWBROOK 4<sup>TH</sup> ADDITION PRELIMINARY AND FINAL PLATS, ANDOVER, KANSAS**

Mr. Westphall explained that this item represents both the preliminary and final plats for the Meadowbrook subdivision, 4<sup>th</sup> addition. He stated that Onewood Dr. is intended to continue north of the final plat depiction, looping back to the south as shown in the preliminary plat. He continued that the applicants had worked closely with Staff to adjust street names and drainage concepts. He concluded by explaining that the final plat shows the 1<sup>st</sup> phase of the intended 4<sup>th</sup> addition.



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Kirk with KE Miller explained the drainage concept, including a detention pond to the north of the development. Mr. Mangus stated that this would need a drainage easement. Mr. Kevin Graham asked if a temporary easement would suffice, as it seemed that this pond was to be kept during future development.

Mr. Israel asked about provisions for green space in the development. Mr. Mangus replied that Staff was not aware of any in Phase 1.

Mr. Israel then asked if any public amenities, such as a pool, was planned. Mr. Mangus reiterated that only Phase 1 was clear so far, and it did not include these items.

Mr. Israel asked if paved sidewalks would be present in the development. Mr. Mangus answered that they would be required along Onewood, as it is a collector street.

Mr. Graham requested that a 20-foot easement be placed between Lots 4 and 5 for the intended drainage pipeline.

*Gary Israel made a motion to recommend approval of the Meadowbrook 4<sup>th</sup> Addition Preliminary and Final Plats, on the condition that the aforementioned Staff comments be addressed. Motion seconded by Clint Teinert. Motion carried 4/0.*

### **5. MEMBER ITEMS**

None.

### **6. ADJOURN**

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

Meeting adjourned at 6:04 P.M.