



1. CALL TO ORDER

Mr. Fox called the meeting to order at 5:30 P.M.

2. ROLL CALL

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

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

Kevin Graham, City Engineer, was in attendance.

3. APPROVAL OF THE MINUTES OF THE SEPTEMBER 10, 2024 MEETING

Gary Israel made a motion to approve the minutes of the September 10, 2024 meeting as presented. Motion seconded by Peter Fox. Motion carried 2/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. AGENDA

**5.1 PRELIMINARY PUD – REVIEW OF AND RECOMMENDATION ON THE PENNER ADDITION
PRELIMINARY PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED IN THE 2700
BLOCK OF N. ANDOVER ROAD, ANDOVER, KANSAS**

Jason Gish and Joel Morris were in attendance from MKEC.

Mr. Gish explained that at the previous meeting, the Dwelling Unit (DU) per acre count was generalized across the development, but that with Staff and Committee input, they had elected to 'parcelize' the PUD in order to define specific density areas. He added that, after the first phase, they may return with amendments that slightly modify the boundaries of these parcels, and that this has been accounted for in the PUD language, with a section stating that up to 30% of each planning area could be shifted to another in the future.

Mr. Mangus added that an overall gross density of 3.5 DU/acre was in place, but that it could be shifted to follow the market.

Mr. Fox asked if the road widths had been changed, given the previous comments from the fire department. Mr. Gish stated that they replicated the Founders Parkway project very closely, as that had been approved by Fire, and that the new design was approved as well.



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Mr. Graham asked if the previously-depicted southern road connections would be kept. Mr. Gish replied that the southern property owner was not receptive to these connections, so they would not be constructed initially, though room was left for them to be implemented in the future.

Mr. Graham asked what effect the change in layout would have on the density of the southern planning area. Mr. Gish replied that it was slightly lower, with more green space than was originally implemented.

Mr. Fox asked for additional information on the plot to the south. Mr. Mangus stated that the owner had previously platted the property and intended to construct a subdivision, but this project had stalled years ago, and the plat was never taken forward to the Governing Body for final approval.

Mr. Fox noted the complexity of the drainage report, and asked how the drainage of the southern section would be handled. Mr. Morris stated that most drainage in that area moves to the southeast and west.

Mr. Graham asked if the large green space reserve would feature a retention pond. Mr. Gish stated that a dry detention pond may be present, but no retention areas.

Mr. Israel asked for clarification on the Fire approval for the main roadways, as this was the primary point of contention beyond the DU density, at the previous meeting. Mr. Mangus stated that approval had been granted, and that a close examination of the IFC and its associated comments were sufficient to allow for the 14-foot wide roadways separated by a median, as planned.

Gary Israel made a motion to recommend approval of the Penner Addition Preliminary Planned Unit Development. Motion seconded by Peter Fox. Motion carried 2/0.

5.2 FINAL PLAT – REVIEW OF AND RECOMMENDATION ON THE MEADOWBROOK 4TH ADDITION FINAL PLAT, GENERALLY LOCATED AT 800 W. HARRY ST, ANDOVER, KANSAS

Ms. Boyd stated that this plat has been brought before the Committee before, but that since the applicant decided to re-submit, it needed approval once again.

Mr. Mangus stated that the configuration of the plat was the same as before, and that some language had changed elsewhere.

Mr. Graham asked if the drainage plan had been updated based on Engineering comments. Ms. Boyd stated that comments had been provided to the applicant(s), but that no revisions had yet been submitted. Ms. Graham asked what the deadline for these revisions would be- Ms. Boyd stated that as long as they were submitted by mid-day on the 11th, they could be included in the Planning Commission agenda packet. She added that any later submission would not necessarily preclude the plat from being recommended for approval, but that revisions would likely be a condition of the approval motion.

Mr. Mangus and Mr. Graham noted that the northern drainage easement would need to be a permanent easement, and may be platted over in the future to form a reserve.



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Gary Israel made a motion to recommend approval of the Meadowbrook 4th Addition Final Plat. Motion seconded by Peter Fox. Motion carried 2/0.

5. MEMBER ITEMS

Mr. Fox stated that he had seen three semi trailers parked for some time in the old Emprire Bank parking lot, and asked if this was permitted or if the City was aware. Mr. Mangus stated that he was aware of one trailer being used as a mobile sign shop by the property owner, but that he had not heard about the two others. After some discussion, Mr. Mangus was able to identify one of the trailers as a mobile bar that is also owned by the property owner.

Mr. Fox stated that regulations cannot be applied arbitrarily, and that these likely cannot stay in this lot. Mr. Mangus agreed, and stated that they would be investigated by Zoning and/or Code Enforcement staff.

Mr. Fox then stated that he was aware of a very large political sign north of Kellogg. Staff indicated that they were aware as well, and that the owner had not applied for nor received a permit for this sign, and that it was already planned to be investigated. Ms. McCausland described the carve-outs required by the State Attorney General, but added that these do not apply to a sign of such size.

Mr. Israel asked for an update on the Casey's construction. Mr. Boyd stated that the project was nearing its building permit issuance. Mr. Mangus added that the builder is looking for a demolition contractor at the moment.

Mr. Israel then asked if the unpermitted demolition along Andover Road had been addressed. Mr. Mangus stated that that was in progress, adding that the contractor who was originally tapped for cleanup on the site could not provide proof of insurance.

Staff and the Committee wished Mr. Graham congratulations on the birth of his third child.

6. ADJOURN

Gary Israel made a motion to adjourn the meeting. Motion seconded by Peter Fox. Motion carried 2/0.

Meeting adjourned at 6:07 P.M.