



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

SUBDIVISION COMMITTEE MINUTES

NOVEMBER 12, 2024 | 5:30pm

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson Canfield called the meeting to order at 5:29 P.M.

2. ROLL CALL

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

Staff members in attendance: Jenni McCausland, City Administrator; Jolene Graham, Assistant City Administrator; Mike Roosevelt, Fire Marshal; Kevin Graham, City Engineer; Les Mangus, Director of Community Development; David Westphall, Zoning Administrator; and Connor Boyd, Planning Technician.

3. APPROVAL OF THE MINUTES OF THE OCTOBER 8, 2024 MEETING

Peter Fox made a motion to approve the minutes of the October 8, 2024 meeting as presented. Motion seconded by Chairperson Marla Canfield. 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 TRAIN ENTERPRISES ADDITION SMALL TRACT PLAT, GENERALLY LOCATED AT 9947 S.W. MEADOWLARK RD., ANDOVER, KANSAS

Mr. Westphall explained that the subject property is an approximately 4 acre lot to the east of the greater Andover metro, along US-54. He stated that this plat keeps it a single lot, and redefines the access to the parcel in order to remove the southern US-54 entrance, and create two new entrances along S.W. Meadowlark Rd.

The applicant, Brad Train, and his agent, Joe Hutchinson with BHC, were in attendance. Mr. Hutchinson asked Staff if the right of way dedication needed to be made to the City, or to the township, since the subject property was annexed as a sort of 'island'. Mr. Mangus and Ms. McCausland stated that Staff would speak with the Legal team to determine the answer, but that this issue would not hold up approval of the plat. Mr. Mangus stated that Community Development Staff would review the original annexation ordinance as well.

Mr. Teinert asked if the lot was currently empty. Mr. Hutchinson stated that the lot currently features a pole barn and a single family house, and that the applicant intends to add a gravel parking area for large trucks.

Mr. Graham asked if the southernmost building would be staying on the property. Mr. Hutchinson replied in the affirmative, but added that the building would of course be removed when the property was set to be affected by the US-54 improvement project down the line. Mr. Boyd stated that the single



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family house on the property would be retained by way of a Conditional Use permit, which the Planning Commission would deliberate at their meeting on November 19th.

Clint Teinert made a motion to recommend approval of the Train Enterprise Addition Small Tract Final Plat. Motion seconded by Peter Fox. Motion carried 3/0.

5. MEMBER ITEMS

None.

6. ADJOURN

Clint Teinert made a motion to adjourn the meeting. Motion seconded by Chairperson Marla Canfield. Motion carried 3/0.

Meeting adjourned at 5:38 P.M.