



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

**PLANNING COMMISSION & BOARD OF
ZONING APPEALS MINUTES**
AUGUST 19, 2025 | 7:00 P.M.
ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1 CALL TO ORDER

Meeting called to order at 7:01pm by Chairperson Vance Garwood.

2 ROLL CALL

Committee Members present: Chairperson Vance Garwood, Secretary Gary Israel, Peter Fox, Marla Canfield & Dan Colson.

Staff Members present: Assistant City Administrator, Jolene Graham; Director of Community Development, Les Mangus; Interim Planning & Zoning Administrator, Julie Boyd; Interim Planning Technician, Dylan Carroll.

3 APPROVAL OF THE MINUTES OF THE JULY 15, 2025 MEETING

Gary Israel made a motion to approve the minutes of the July 15, 2025, meeting as presented. Seconded by Peter Fox. Motion passed 5-0.

4 COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Chairperson Garwood inquired about the progress of the Yorktown Parkway extension. Les Mangus reported that the project is progressing well. Water and sewer lines have been installed near the Butler County Community College campus, and crews are currently working southward with the water line installation.

Peter Fox asked about the general business climate and whether there is an expectation of increased activity in Andover, noting that things seem relatively quiet. Mr. Mangus responded that high interest rates and construction costs have posed challenges for both residential and commercial development. He noted that the lower end of the residential market has slowed significantly, while the mid-range market has remained more resilient.

Chairperson Garwood also remarked that he recalled seeing a report indicating both Andover High Schools ranked in the top ten in the State of Kansas. Jolene Graham confirmed that the most recent report she reviewed supported that information.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT



5 AGENDA

RECESS THE PLANNING COMMISSION AND CONVENE THE BOARD OF ZONING APPEALS

Gary Israel made a motion to recess the Planning Commission and convene the Board of Zoning Appeals. Seconded by Dan Colson. Motion passed 5-0. Board of Zoning Appeals convened at 7:05pm.

5.1 BZA-VA25-0010 — PUBLIC HEARING ON AN APPLICATION FOR VARIANCE OF 1400 SQUARE FEET FROM THE 1000 SQUARE FOOT MAXIMUM AGGREGATE FLOOR AREA OF ALL ACCESSORY STRUCTURES, AND OF 1900 SQUARE FEET FROM THE 500 SQUARE FOOT MAXIMUM SIZE OF AN ACCESSORY STRUCTURE; ON A PROPERTY ZONED SF-1 SINGLE FAMILY RESIDENTIAL / LOW DENSITY DISTRICT, AND GENERALLY LOCATED AT 1157 S. GINKGO LN., ANDOVER, KANSAS

Chairperson Garwood called the first agenda item, pertaining to the application for a variance for an accessory structure generally located at 1157 S. Ginkgo Ln.

The public hearing was opened at 7:07pm.

Julie Boyd stated that this applicant is seeking to build a 2,400 square foot accessory structure on their property, which is approximately 6 ¼ acres. This property is surrounded by other residential properties, however, many of them have similar structures. There are some accessory structures already located on the property, which were present before the city annexed this property. Making them legal conforming structures. The parcel is quite large and with the new proposed accessory structure would almost reach 3% coverage. This is well below the 35% lot coverage threshold. Staff feel this is reasonable for the area and would not feel out of place.

The applicant Roy Hull was in attendance to answer questions from the Board of Zoning Appeals. He stated he is wanting to put up a 40 x 60 building to use for recreational use.

Gary Israel asked what the primary use of this new building will be. Mr. Hull responded he plans to use it as a "man cave". Gary Israel also asked if there will be a road to access the structure. Mr. Hull responded that he has already put in a private drive off of Harry St. to access the proposed structure.

The public hearing was closed at 7:11pm.

DOES THE EVIDENCE DEMONSTRATE THAT:

1. The physical surroundings, shape or topography of the property would result in a practical difficulty, as distinguished from a mere inconvenience, for the owner, lessee or occupant.



STAFF	The subject property is significantly larger than the minimum size for its zoning district, and is oddly shaped. Additionally, the area around the parcel features several similar structures already.
BZA	Concur
2. Granting the variance will result in material detriment or injury to other property or improvements in the neighborhood.	
STAFF	No detriment is expected.
BZA	Concur
3. Granting the variance will result in an inadequate supply of light or air to adjacent property, substantially increase traffic congestion, increased fire risk, or substantially diminished property values in the neighborhood.	
STAFF	No such effects are anticipated.
BZA	Concur
4. The request for a variance is not based exclusively on a desire of the owner, lessee, occupant or applicant to make more money out of the property.	
STAFF	The applicant wishes to construct a large accessory structure for strictly personal use.
BZA	Concur

SPECIFIC CONDITIONS TO BE MET:

1. The requested variance arises from a condition unique to the property in question, which is not ordinarily found in the same zoning district, and which was not created by any action of the property owner or the applicant.	
STAFF	The subject property is over 13 times larger than the minimum size for the SF-1 zoning district, and is oddly shaped.
BZA	Concur
2. Strict application of the provisions of these Zoning Regulations would result in unnecessary hardship for the owner, lessee or occupant of the land or structures.	



STAFF	Strict application of the Zoning Regulations would restrict the applicant to an accessory structure which is comparatively very small for the parcel. Other accessory structures present on the parcel are similarly larger in area than the 500 square foot maximum for the SF-1 district.
BZA	Concur
3. Granting the variance will not adversely affect the rights of adjacent property owners or residents.	
STAFF	No such adverse effects are anticipated.
BZA	Concur
4. The requested variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.	
STAFF	No such adverse effects are anticipated.
BZA	Concur
5. The requested variance will not be opposed to the general spirit and intent of these Zoning Regulations.	
STAFF	Were it to be approved , the requested Variance is unlikely to affect public health, safety, morals, comfort, or general welfare in the City.
BZA	Concur

Gary Israel made a motion to approve the variance and authorize the Chairperson to sign a resolution granting it. Seconded by Peter Fox. Motion passed 5-0.

5.
2

BZA-V25-0011 — PUBLIC HEARING ON AN APPLICATION FOR A VARIANCE OF 8200 SQUARE FEET FROM THE 1600 SQUARE FOOT MAXIMUM AGGREGATE FLOOR AREA OF ALL ACCESSORY STRUCTURES, AND OF 9700 SQUARE FEET FROM THE 300 SQUARE FOOT MAXIMUM SIZE OF AN ACCESSORY STRUCTURE; ON A PROPERTY ZONED SF-2 SINGLE FAMILY RESIDENTIAL / MEDIUM DENSITY DISTRICT, AND GENERALLY LOCATED AT 1912 N. 159TH ST., ANDOVER, KANSAS

Chairperson called the next agenda item, pertaining to the application for a variance for an accessory structure at the property generally located at 1912 N. 159th St.



The public hearing was opened at 7:17pm.

Julie Boyd stated that this parcel is just over 1 acre and zoned SF-2. In the SF-2 district the max accessory structure is 300 square feet. The applicant is requesting a variance to build an approximately 10,000 square foot accessory structure. There is an existing 50 x 50 accessory structure that will be torn down and the new proposed structure will be built on the same site. The existing structure is a legal nonconforming structure as it was built in approximately 1985. With the proposed new structure and the existing house, the lot would reach approximately 22% lot coverage. The new proposed structure would be 32 feet tall, under the 35 feet maximum. Staff feel that installation of the new structure would not cause any negative effects on the surrounding properties and is supported.

Peter Fox stated that it seems like a rather large structure and inquired about the height of the existing structure. Chairperson Garwood stated the existing structure is roughly 15 feet, as he used to own this acreage from roughly 2011-2017. Peter Fox asked if the new development to the East of the property (Summerlin Addition) was notified. Julie Boyd stated that the development company was notified in writing via letter, but Staff did not receive any protests. Julie Boyd stated that she received a lot of questions surrounding the building, but nobody chose to formally protest.

Chairperson Garwood stated that the existing building has been added on too many different times, but the height of the structure and the internal composition make it difficult to fit any equipment or storage items in there.

The applicant Adam Church from Parabolic Construction was in attendance. He stated that the new structure will be built in place of the existing structure, and the homeowner would like to convey that the existing structure is not usable for the current parameters or objectives. The homeowner would like to install a car lift, but the internal walls and structures do not allow that. The exterior shell is diminishing and needs to be replaced. The new structure will be constructed out of two separate buildings and will be in a L-shape. The homeowner is a car collector and would like to use it for car storage / maintenance. It will be climate controlled.

Peter Fox asked how the structure would be situated on the property. Mr. Church responded that it will be situated back behind the house on the north-east corner.

Chairperson Garwood asked if it would be going in place of the existing windmill on the property. Mr. Church responded that he believes the windmill will be relocated prior to installation. In addition, Chairperson Garwood asked what the exterior of the building will be. Mr. Church responded that it would have a covered porch & landscaping to help it fit in with the surrounding structures.

The public hearing was closed at 7:25pm.



DOES THE EVIDENCE DEMONSTRATE THAT:

1.	The physical surroundings, shape or topography of the property would result in a practical difficulty, as distinguished from a mere inconvenience, for the owner, lessee or occupant.
STAFF	The subject property is over six times the minimum size for its zoning district. A 300 square foot accessory structure would be somewhat out of place given the existing accessory structure, and the amount of land covered by the parcel.
BZA	Concur
2.	Granting the variance will result in material detriment or injury to other property or improvements in the neighborhood.
STAFF	No such detriments are expected.
BZA	Concur
3.	Granting the variance will result in an inadequate supply of light or air to adjacent property, substantially increase traffic congestion, increased fire risk, or substantially diminished property values in the neighborhood.
STAFF	It is unlikely that any such effects would be substantially different when compared to the effect(s) of the existing accessory structure.
BZA	Concur
4.	The request for a variance is not based exclusively on a desire of the owner, lessee, occupant or applicant to make more money out of the property.
STAFF	The applicant wishes to replace their existing accessory structure with a new, larger one for personal use. No monetary benefit is expected.
BZA	Concur

SPECIFIC CONDITIONS TO BE MET:

6.	The requested variance arises from a condition unique to the property in question, which is not ordinarily found in the same zoning district, and which was not created by any action of the property owner or the applicant.
STAFF	The subject property is over six times the minimum size for its zoning district. A 300 square foot accessory structure would be somewhat out of place given the existing accessory structure, and the amount of land covered by the parcel.



BZA	Concur
7.	Strict application of the provisions of these Zoning Regulations would result in unnecessary hardship for the owner, lessee or occupant of the land or structures.
STAFF	Strict application of the Zoning Regulations in this case would result in a structure that is somewhat out of place, given the existing accessory structure and the amount of land covered by the parcel.
BZA	Concur
8.	Granting the variance will not adversely affect the rights of adjacent property owners or residents.
STAFF	No such adverse effects are anticipated.
BZA	Concur
9.	The requested variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.
STAFF	No such adverse effects are anticipated.
BZA	Concur
10.	The requested variance will not be opposed to the general spirit and intent of these Zoning Regulations.
STAFF	Were it to be approved , the requested Variance is unlikely to affect public health, safety, morals, comfort, or general welfare in the City.
BZA	Concur

Marla Canfield made a motion to approve the variance and authorize the Chairperson to sign a resolution granting it. Seconded by Gary Israel. Motion passed 5-0.

ADJOURN THE BOARD OF ZONING APPEALS AND RECONVENE THE PLANNING COMMISSION

Gary Israel made a motion to adjourn the Board of Zoning Appeals and reconvene the Planning Commission. Seconded by Peter Fox. Motion passed 5-0. Planning Commission reconvened at 7:31pm.



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6 MEMBER ITEMS

Gary Israel asked how the opening of the new lodge has been received. Jolene Graham stated that the new lodge has been received well by the community, and it has already hosted several meetings and workshops.

7 ADJOURN

Marla Canfield made a motion to adjourn the meeting. Seconded by Gary Israel. Motion passed 5-0.

Meeting adjourned at 7:32pm.