

**ANDOVER PLANNING COMMISSION  
SUBDIVISION COMMITTEE  
February 10, 2009  
Minutes**

The Andover City Subdivision Committee met for a regular meeting on February 10, 2009 at 909 N. Andover Road in the Andover Civic Center. Chairman Lynn Heath called the meeting to order at 5:30 p.m. Other members present were John Cromwell. Others in attendance were Director of Public Works and Community Development Les Mangus, City Administrator Sasha Stiles, Assistant City Administrator Shane Coelho, Planning Commission member Ken Boone and Administrative Secretary Kandace Hunt. Member Jan Cox was absent.

**Review the minutes of the December 9, 2008 Subdivision Committee.**

*John Cromwell made a motion to approve the minutes as presented. Lynn Heath seconded the motion. Motion carried 2/0.*

Review the minutes of the December 9, 2008 Subdivision Committee.

Communications

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**Review the minutes of the December 9, 2008 and December 30, 2008 City Council meetings.** The minutes were received and filed.

**Review the minutes of the December 16, 2008 Planning Commission meeting.** The minutes were received and filed.

**Review the minutes of the December 2, 2008 Site Plan Review Committee meeting.** The minutes were received and filed.

**Review the Potential Residential Development Lot Report.**

Chairman Heath informed the Committee he had asked Planning Commission member Ken Boone to attend in anticipation of appointing him to the Subdivision Committee's vacant position.

Chairman Heath requested the Communication documents be emailed to Subdivision Committee members instead of being placed in the packet in an effort to save paper.

**Review the proposed Preliminary & Final Plats of the Moser Addition.**

Review the proposed Preliminary &

**From Les Mangus' Memo:** The proposed plats of the Moser Addition are the result of Staff's recommendation to condition zoning of the property on satisfactory platting. The applicant owns two adjacent parcels at the northwest corner of US-54 and South McCandless Drive. The property adjacent to US-54 has an existing commercial building. The other has a residential design manufactured home. The proposed preliminary plat conforms with the reverse frontage road design on the former Countryside Mobile Home Park property located just a few hundred feet to the west. Westar Energy has responded that they have a 69KVA transmission line along the south property line that they are unsure of the status of easements at this time, and would like additional time to research. Both the Preliminary and final plats lack some important information as indicated in the Staff Checklists. With the additions and corrections to both documents Staff supports the plats.

Final Plats of  
the Moser  
Addition.

Kenny Hill of Poe & Associates was present to represent the application.

Mr. Hill explained the original submittal of the plats was done before a survey was complete. He provided the Committee with revised plats addressing all of the issues listed in the staff checklists. He also provided the Committee with a drainage plan and explained the draining will function, essentially, in the same manner it does today.

Chairman Heath asked if the applicants would be paving McCandless Drive up to the end of their property. Les Mangus said the City Council will handle the paving issue, but he will be suggesting they do not require it as the City does not know what will happen to McCandless drive with highway improvements.

Les Mangus said comments had been received from City Planning Consultant Bickley Foster and reviewed those items with Mr. Hill and the Committee.

The Preliminary Plat comments are as follows:

1. Is this a recent annexation to warrant an "Addition" title or subdivision in the City? Les Mangus explained it is an addition because it is being newly annexed.
2. In the title area, add the location by quarter section, section, township and range. This item was addressed in the revised plans.
3. What is the existing zoning and that of the land

surrounding the site? This item was addressed in the revised plans.

4. Add the name and seal of the land planner and surveyor. Mr. Hill said he would comply with this issue.
5. Show the monuments for the land and provide an appropriate legend. This item was addressed in the revised plans.
6. Are there natural features? Les Mangus said there are none.
7. Why use a 70 foot right-of-way for a frontage road? Les Mangus explained the road is a reverse frontage, not a one way, so it will be a 40 foot street.
8. “Reverse” Frontage Road is not a very interesting address or name for a street. Les Mangus said at this time the name of the road is not known.
9. May one assume that the 12 foot right-of-way dedication off-set is part of some local plan or KDOT plan to upgrade the road? Les Mangus explained by bringing this parcels right-of-way to half of a 64 foot street that would be required; when the lot across the road comes to be platted the City will ask for the other 12 foot to make it a full 64 foot road.
10. Isn’t a utility easement needed beyond just a sewer easement? Les Mangus said the City notified all utility companies in the area and only received a response from Westar. Utility companies will be able to place lines in the frontage road right-of-way.
11. The Vicinity Map should show some streets as access to the site. Les Mangus suggested labeling McCandless Street.
12. Identify, either on line or by legend, the nature of the heavy dashed lines on and in the frontage road that has small circles for changes in direction. Les Mangus said the lines have been identified as sanitary sewer lines.
13. Add “400” to U.S. Highway 54. Mr. Hill said this is identified as such on the Final Plat.

Chairman Heath asked what zoning classification the applicants are asking for. Les Mangus said they are requesting B-5 Highway Business District for both lots. He will be recommending Lot 2 be limited to B-3 Central Shopping District or B-2 Neighborhood Business District.

Final Plat comments are as follows:

1. Show the name and location of the road on the north. Mr. Hill asked if this had to be done since they were not

platting that portion of land. Les Mangus suggested showing the road in dashed lines and labeling it as future reversed frontage road.

2. Is this phase one of two or did the Lot 1, Block 2 get deleted from the plat. Les Mangus explained the property will be platted in phases and the applicant is only interested in plating Lot 1, Block 1 at this time.
3. Show a monument at an off-set location on the lot on South McCandless Road. Mr. Hill said he would comply.
4. The following numbered items were carried over from the preliminary plat: 1, 9, 10 and 11. These items have been addressed.
5. Put the word attest above the name of the secretary of the Planning Commission. Mr. Hill said he would comply.
6. Replace the attest information on the Governing Body Certificate with Susan C. Renner, Deputy City Clerk. Sasha Stiles noted the City Council would be discussing appointing Ms. Renner as the City Clerk and asked Mr. Hill to confirm her title before proceeding with the final plans.
7. On the Register of Deeds Certificate add the heading State of Kansas, County of Butler, ss. Mr. Hill said he would comply.

*John Cromwell made a motion to recommend approval of the Preliminary and Final Plats of the Moser Addition by the Planning Commission with the condition of the satisfactory completion of comments addressed by City Planning Consultant Bickley Foster. Chairman Heath seconded the motion. Motion carried 2/0.*

Member items: Chairman Heath said he will be making a motion at the February 17, 2009 Planning Commission meeting to appoint Planning Commission member Ken Boone to the vacant Subdivision Committee position. Member Items

*John Cromwell made a motion to adjourn the meeting at 6:07 p.m. Lynn Heath seconded the motion. Motion carried 2/0.* Adjourn

Kandace Hunt  
Administrative Secretary

Approved this 10<sup>th</sup> day of March 2009 by the Andover City Subdivision Committee, City of Andover.