

ANDOVER CITY PLANNING COMMISSION /
BOARD OF ZONING APPEALS
May 19, 2009
Minutes

The Andover City Planning Commission met for a regular meeting on Tuesday, May 19, 2009 at 909 N. Andover Road in the Andover Civic Center. Chairman Quentin Coon called the meeting to order at 7:00 p.m. Commission members present were Lynn Heath, Jan Cox, Byron Stout, Dan Beck, and Ken Boone. Others in attendance were City Administrator Sasha Stiles, Assistant City Administrator Shane Coehlo, Director of Public Works and Community Development Les Mangus, and Administrative Secretary Kandace Hunt. City Council Liaison member Dave Tingley and member John Cromwell were absent.

Call to order

Review the minutes of the April 21, 2009 Planning Commission meeting.

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Byron Stout made a motion to approve the minutes as presented. Jan Cox seconded the motion. Motion carried 6/0.

Communications

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Review the minutes of the April 7, 2009 Site Plan Review Committee meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

Lynn Heath asked where the City is at with new residential building permits compared to last year. Les Mangus said permits are at about 40 percent of what they were at this time last year.

Annual review of the Comprehensive Development Plan

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Jan Cox asked when it will be time for the five year rewrite of the Comprehensive Development Plan. Les Mangus said the plan was adopted in 2004 and is probably ready for a complete rewrite. He continued by saying the Commission has done a good job with annual updates and there is nothing that says the plan has to be rewritten every five years.

Chairman Coon asked if there was any direction or thought on how to address old Andover, specifically along Andover Road. Les Mangus said the Protective Overlay District was adopted to allow for a case by case review to make certain uses fit in the old Andover neighbor, which overtime will become unsuitable for residential use along Andover Road.

Jan Cox noted the library is complete and should read as such in the plan.

Lynn Heath said he thought there had been some changes made to the Industrial Park that should be reflected in the Comprehensive Plan. Les Mangus said nothing has changed in the Industrial Park; there was discussion of changes but no action. He continued by saying the zoning is the same as it was when originally platted. Lynn Heath said he thought the lots along Andover Road had been changed to a commercial use. Les Mangus said those

lots are zoned B-6 Commercial which allows a store front industrial use.

Jan Cox said the plan states the Industrial Park is marketed by Promote Andover Inc., and it is her understanding it is now owned and operated by the City. Les Mangus said the City of Andover owns the Industrial Park but it is still marketed by PAI.

Byron Stout said as he understands it each lot in the Industrial Park is looked at individually in order to assess the type of business being proposed. Les Mangus said there was discussion of a case by case review for each lot, but never any action. Byron Stout said he thinks it would be appropriate to include a statement to that effect. Les Mangus said that subject will need to be decided by the City Council.

Chairman Coon noted the Commission had three items it felt need to be addressed, Old Andover, the library and the Industrial Park. Les Mangus said each of those items have been addressed in past annual updates.

Chairman Coon asked how to start the revision process. Les Mangus said the Commission would need to request the funds for a rewrite from the City Council. He continued by saying in order for the plan to be effective he would recommend waiting a year or more to begin the rewrite to see if the economy will remain as is or improve. Sasha Stiles said there are several projects in the works such as the Kellogg and Butler Road studies that she and Les felt should be incorporated in the rewrite of the Comprehensive Plan. Holding off a year to 18 months would allow these items to be included. Les Mangus said it is very important to include the Kellogg Road study because it will show the effect of a freeway on Andover and the highway corridor with a plan that suggests ways to minimize the division created by the highway.

Lynn Heath made a motion to recommend the City Council approve the Planning Commission's request to wait until the Kellogg Road Study is complete before proceeding with a revision of the Comprehensive Development Plan. Jan Cox seconded the motion. Chairman Coon asked if there was any further discussion. There was none. Motion carried 6/0.

Organizational meeting.

Organizational Meeting

Byron Stout made a motion that the chairman, vice chairman and secretary of the Planning Commission, Board of Zoning Appeals and Subdivision Committee remain as is. Dan Beck seconded the motion. Chairman Coon asked if there was any further discussion. There was none. Motion carried 6/0.

Member Items: Lynn Heath asked when construction of south Andover Road would begin. Les Mangus said construction should start in August. He continued by saying the road will remain two way traffic with a temporary widening to carry traffic through construction. Chairman Coon asked if the road will remain straight. Les Mangus said yes. Lynn Heath asked if the road will have five lanes when construction is complete. Les Mangus said there will be five lanes of concrete pavement. Jan Cox asked if the road would be lower after construction. Les Mangus said the profile is a couple of feet lower than the existing road.

Member Items

Jan Cox asked Les Mangus for more information about the memo included in the packet regarding the American Planning Association Audio Conference

on May 27. Les Mangus said since the City is a member of the Wichita Area Metropolitan Planning Organization for Transportation, it works closely with the staff of Wichita/Sedgwick County and has been invited to the training sessions they host. This session is an open invitation to staff, Planning Commission and City Council members.

Chairman Coon asked when 159th Street at the Kansas Turnpike Authority Bridge construction would be complete. Les Mangus said in about a month. Lynn Heath asked if there would be curb and guttering. Les Mangus said there will be curb and guttering with concrete pavement.

Jan Cox made a motion to adjourn the meeting at 7:35 p.m. Lynn Heath seconded the motion. Motion carried 6/0.

Respectfully Submitted by

Kandace Hunt
Administrative Secretary

Approved this 16th day of June 2009 by the Andover City Planning Commission/ Board of Zoning Appeals, City of Andover.