

**ANDOVER CITY PLANNING COMMISSION /
BOARD OF ZONING APPEALS**
May 17, 2011
Minutes

The Andover City Planning Commission met for a regular meeting on Tuesday, May 17, 2011 1609 E. Central Ave. in the Andover City Hall. Chairman Quentin Coon called the meeting to order at 7:01 p.m. Commission members present were Lynn Heath, Ken Boone, Nikki Huntington and Lee Butler. Others in attendance were City Council Liaison Member Troy Tabor, City Administrator Sasha Stiles, Assistant City Administrator Jennifer McCausland, Director of Public Works and Community Development Les Mangus and Administrative Secretary Daynna DuFriend. Members absent were Jan Cox, John Cromwell and Andrew Hart.

Chairman Coon welcomed new Planning Commission members Nikki Huntington and Lee Butler.

Review the minutes of the February 15, 2011 and March 15, 2011 Planning Commission meeting.

Not enough members were present who were in attendance for the February 15, 2011 Planning Commission meeting to approve the minutes for February 15, 2011. These minutes will be carried to next meeting in June.

Ken Boone made a motion to approve the minutes of March 15, 2001 as presented. Lynn Heath seconded the motion. Motion carried 3/0. Only those members that were in attendance of the March 15, 2011 meeting voted.

Communications:

Review the minutes of the April 12, 2011 and April 26, 2011 City Council meetings. The minutes were received and filed.

Review the minutes of the April 5, 2011 Site Plan Review Committee Meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

Progress update on US-54 Corridor Study.

From Les Mangus' Memo: PB Americas, the City's consultant for the study, will provide an overview on the status of the work, which is to be completed this summer. The outline provided summarizes the results of many meetings with City staff, citizens, developers, business owners, government officials, etc. The final study will become an appendix to the Comprehensive Plan.

Michelle Winkleman and Tom Nester with Parsons Brinkerhoff and Sirisha Pillalamarri with Trans Systems presented the US-54 Corridor study update as an outline:

Executive Summary

- Project Description**
- Public/Stakeholder Participation**
- Concept Development**
- Environmental Review**
- Utility Location**
- Traffic Analysis**
- Access Control Recommendations**
- Development Opportunities**
- Urban Design**
- Corridor Development Framework**

Chairman Coon asked what percentage of traffic from the West at 159th Street continued East to Prairie Creek Road. Sirisha Pillalamarri answered that the most traffic was observed to be coming from 159th Street North of US-54 and making a left turn to travel East to Prairie Creek Rd. During the morning peak hour there is some traffic that travels West from Prairie Creek Rd. into downtown Wichita. The reverse commute is not as significant as the southbound traffic on 159th Street was. Chairman Coon said the bottom line is that there is not very much through traffic. Lynn Heath said the majority of the traffic turns and goes south to Rose Hill.

Lynn Heath asked about the differences between option 2 and option 4 and option 4 not having the access roads. Michelle Winkleman said the main differences between the options were how the access roads were utilized and the location of the interchanges.

Tom Nester, after completion of presentation, said that they would like to see the adoption of a corridor overlay ordinance that would help guide the public and private development within this corridor. This could be a part of the City's Comprehensive Plan update.

Lynn Heath asked if a business would between the frontage and backage roads, which way would it face. Tom Nester said that the final design will both. Three principle facades would be used with a forth being the service access. This may not be possible in the first generational development.

Chairman Coon said it feels as though we are fighting against ourselves. In one aspect we talk about the small town feel, the quality of community and the aesthetic pleasing look of the roadway approaching Andover. He said all he can envision is a massive concrete interface with six lanes and ramps. Why not keep the interchanges at 159th Street and Prairie Creek to maintain the small town feel. Michelle Winkleman said that was actually one of the initial options, do we want to have the interchange at Andover Road or should this be split out and carry the traffic on the frontage roads. The main reason for having the interchange at Andover Road is that it is the number one traffic generator. Sirisha Pillalamarri said that for this region unfortunately there is no other highway to connect North and South, Andover Road is it, all the way to Rose Hill and 254 and beyond. That brings a lot of traffic to Kellogg (US-54). This study is about being prepared and being able to control it. The interchanges at 159th Street and Prairie Creek are not, both or geometrical and physical reasons are not in a position to serve larger areas of the region. Without an interchange at Andover Road all of the traffic would have to travel a mile or more on each side. Lynn Heath commented that this should be done so as to not have to change it in 10 or 15 years. Les Mangus said that the landscape and close-proximity of the building so that there is not a big concrete street intersection that is flanked with big parting lots. They want to break this up with the urban form design. Nikki Huntington said that many families travel 159th Street and what may be affected will be the safer and quicker drive for them. Lee Butler asked about the frontage roads being one-way and if it was possible to make them two-way. Michelle Winkleman said that is possible. This is based on driver expectation. Les Mangus said that u-turns are located at half mile points. Two-way traffic makes the intersections larger.

Chairman Coon asked when the expected completion date is to be. Michelle Winkleman stated that the final study report will be October with a draft report by this June. KDOT is reviewing the traffic analysis now. Les Mangus said this time frame will allow to move into the Comprehensive Development Plan review.

Discussion of off-site real estate signage ordinance.

From Les Mangus' Memo: The City Council has responded to the frequent requests from the real estate professionals to allow more signage for homes for sale during the semi-annual Parade of Homes. The proposed amendment would require a public hearing in order to elevate the change in the regulations to an ordinance, which would be approved by the City Council. The public hearing can be initiated by the City Council or the City Council. Staff recommends setting the public hearing for the June 21, 2011 Planning Commission meeting.

Les Mangus explained that twice a year this discussion is made with the Wichita Area Builders Association and real estate professionals regarding the Parade of Homes and advertising these homes. At the direction of the City Council this amendment to the Zoning Regulations was prepared to allow temporary real estate signs off of the site of the actual house for sale. Ken Boone asked if this was specifically for the Parade of Homes. Les Mangus said yes, for that parade twice a year or an open house only. The City Council is recommending that a public hearing be held to amend the Zoning Regulations to add this text. It also clarifies some words in the sign

regulations on garage sales, they are somewhat unclear. This establishes that a garage sale sign can be placed off site so long as it is on private property and not on a street right-of-way.

Chairman Coon asked what the goal tonight is. Les Mangus said the goal is to review what has been prepared and set a public hearing for the next Planning Commission meeting. Lee Butler asked if you had an existing home for sale would be considered favoritism towards the Parade of Homes. Les Mangus said those existing homes could have an open house that weekend.

Chairman Coon asked if they needed to vote to call a public hearing. Les Mangus said they are just looking for input.

Member Items:

Chairman Coon asked how it was possible that a new concrete sidewalk could be torn up and then patched with cold patch. Les Mangus said that he has contacted the company to make the correct repairs.

Lynn Heath made a motion to adjourn the meeting at 8:38 p.m. Ken Boone seconded the motion. Motion carried 5/0.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 21st day of June, 2011 by the Andover City Planning Commission/Board of Zoning Appeals, City of Andover.