

**ANDOVER PLANNING COMMISSION  
SUBDIVISION COMMITTEE  
June 11, 2013  
Minutes**

The Andover City Subdivision Committee met for a regular meeting on June 11, 2013 at 1609 E. Central Ave. in the Conference Room 1, Andover City Hall. Vice-Chairman Ken Boone called the meeting to order at 5:37 p.m. Other members present were Brian Lindebak. Others in attendance were City Administrator Sasha Stiles, Assistant City Administrator Jennifer McCausland, Assistant Director of Public Works Steve Anderson and Administrative Secretary Dayna DuFriend. Members Lynn Heath and Lee Butler were both absent.

**Review the minutes of the March 12, 2013 Subdivision Committee.**

*Vice-Chairman Ken Boone made a motion to approve the minutes as presented. Brian Lindebak abstained from the vote. Motion carried 1/0/1.*

**Communications:**

**Review the minutes of the April 30, 2013 and May 14, 2013 City Council meetings.** The minutes were received and filed.

**Review the minutes of the March 5, 2012 Site Plan Review Committee meeting.** The minutes were received and filed.

**Review the minutes of the March 19, 2013 Planning Commission meeting.** The minutes were received and filed.

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

**Review of the Final PUD Plan for Walnut Valley at the River Addition.**

**From Les Mangus' Memo:** The applicant has submitted a PUD plan for the lot currently platted in the River Subdivision in order to make use of the two separate buildings on the lot independently. A PUD allows the Walnut Valley Garden Center building to legally continue with the existing 10' setback at the proposed rear (west), which is currently considered a side yard because the principal structure, Walnut Valley Country Store fronts on US-54 (north). Staff, utilities, and KDOT have no issues with the proposed plan, pending the satisfaction of Staff and utility provider comments.

Phil Meyer, Baughman Company, was present to represent the applicant.

Mr. Meyer explained that the property owner would like to do a remodel/redevelopment of the property. They have leases signed for medical

facilities to go in to the North building, the old Walnut Valley Feed and Seed Store.

Vice Chairman Boone referenced the checklist provided by Les Mangus, Director of Public Works and Community Development. Item #2 indicates the land is not currently zoned for the intended use and everything else is acceptable.

Mr. Meyer said that changes requested by Les Mangus, as well as some language on the PUD text requested by Bickley Foster, have been made.

Brian Lindebak asked about any contingent dedications given for the future US 54/400 Corridor Plan and if the City were to take it there would be parking issues for this building.

Steve Anderson replied that under this scenario they have different options to accomplish the same end. Unlike other properties in the area this property is fully developed and they are not adding anything other than remodeling and a use. In regards to the new policy on acquiring right-of-way at the time of platting, they were there before the policy was put in place. The City will not be able to require anything at the time of platting.

Mr. Meyer said that he and Les Mangus had not discussed this.

Brian Lindebak asked for clarification of the 10 foot private sanitary sewer easement requirement. As this appears to be private, should there be language included stating that maintenance will be by the lot owner as opposed to by the City.

Mr. Meyer agreed and did not see a problem with that.

*Brian Lindebak made a motion to recommend the Andover Planning Commission approve the Final PUD Plan for Walnut Valley at the River Addition as presented and recognizing that this is a redevelopment property and that a contingent dedication for the future highway improvements is not warranted because it is fully developed. Vice-Chairman Boone seconded the motion. Motion carried 2/0.*

Member items: No member items.

*Brian Lindebak made a motion to adjourn the meeting at 6:04 p.m. Vice-Chairman Boone seconded the motion. Motion carried 2/0.*

Respectfully Submitted by

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Daynna DuFriend  
Administrative Secretary

Approved this 9<sup>th</sup> day of July, 2013 by the Andover City Subdivision  
Committee, City of Andover.