

**ANDOVER CITY PLANNING COMMISSION /
BOARD OF ZONING APPEALS
Tuesday, June 17, 2014
Minutes**

1. [Call to order.](#) 00:02:15

Chairman Quentin Coon called the meeting to order at 7:00 p.m.

2. [Roll call.](#) 00:02:23

Planning Commission members present were Chairman Quentin Coon, Lynn Heath, Brian Lindebak, Ken Boone, Lee Butler, William Schnauber and Aaron Masterson. Others in attendance were Director of Public Works Les Mangus, Assistant Director of Public Works Steve Anderson, City Administrator Sasha Stiles, Assistant City Administrator Jennifer McCausland, City Council Liaison Sheri Geisler and Administrative Assistant Dayna DuFriend.

A/V: Cindy Barrett

3. [Approval of the minutes of the May 20, 2014 meeting.](#) 00:03:37

A motion was made by Lynn Heath, seconded by Ken Boone to approve the minutes. Motion carried 7/0.

4. [Communications:](#) 00:03:51

- A. City Council minutes.
- B. Committee and Staff Report.
- C. Potential Residential Development Report.

5. [Review and approve the Preliminary Plat for the Highlands at Terradyne.](#) 00:05:25

Les Mangus explained that this PUD is a different than others that have been submitted. It is an attached single-family dwelling complex with proposed private streets and some private utilities. During the Subdivision Committee meeting last week it was discussed which utilities were public and which would be private, sizes of the lots, building configurations and parking. These details have been worked out as is included in the packet. Staff is still in discussion with the developer regarding utility locations. Staff supports this Preliminary Plan.

Chris Bohm, President/Civil Engineer for Ruggles & Bohm, was present to represent the developer/applicant.

Cory Shackelford, developer/applicant was present.

Will Clevenger, Land Surveyor for Ruggles & Bohm was present.

Ron Spangenberg, Spangenberg Phillips Tice Architecture was present.

Mr. Bohm explained that after speaking with Steve Anderson prior to the meeting they have agreed to the routing of the utilities with a few possible changes from the Preliminary Plat.

Chairman Coon asked if the sewer would be included as a private utility and if these would be apartments. He also asked if there would be sidewalks.

Les Mangus answered no, the sewer and water would be public utilities.

Mr. Bohm stated that each single family unit is attached and on its own individual lot. Each unit will have a double car garage. The utilities that would be extended inside that are public are water and sanitary sewer. They have worked with staff on utilizing interior storm sewer as private, exterior storm sewer as publicly financed. As this will be gated with private streets there will be no sidewalks.

Lynn Heath pointed out that there would be parking available for 2 cars in the garage and 2 in the driveway with additional parking at other areas as well as the Terradyne County Club parking lot to the east.

Chairman Coon asked if the gates would be closed at all times.

Mr. Shackelford replied that gated communities typically leave the gates open during the day and closed at night. This will be determined by the homeowners.

William Schnauber asked if there would be fencing around the property.

Mr. Shackelford said that a 5 foot fence easement has been added along the south and west sides of the property with the intent to continue the brick and wrought iron look as the existing fencing along Terradyne Drive.

Brian Lindebak suggested that item 7 of the PUD provisions include an item D for interior side setback at 0 footage and by removing the unit numbering from the legal description would eliminate any confusion. Additionally, Reserve A should be noted as a drainage and utility easement.

Mr. Shackelford agreed.

Aaron Masterson asked why this was not considered to be a multiple-family development.

Steve Anderson explained that in the 2006 Building Code a townhouse is defined being structurally independent and having 2 walls, front and back, exposed to the exterior. The walls between structures will each have a one-hour wall.

Chairman Coon closed public comments.

A motion was made by Brian Lindebak, seconded by Lynn Heath to approve the Preliminary Plat for the Highlands at Terradyne per staff comments dated 6/13/2014 with the following 3 additional items included; 1. Reserve A also be considered also as a drainage and utility easement, 2. General provision 7D be added for a interior side setback of 0 feet., 3. Deletion of the unit numbers. Motion carried 7/0.

6. Review and approve the Final Plat for the Highlands at Terradyne. 00:27:30

Les Mangus explained that the word “Street” in the drainage and utility easement descriptions adjacent to the street reserves should be removed as noted on plan. As the drainage will be a private project the drainage and utility easement along the rear of the units would be public. This will be worked out with the engineer.

Brian Lindebak suggested that any future improvements to rear of the structures be considered to allow space for these.

Les Mangus stated that this is being considered.

A motion was made by Brian Lindebak, seconded by Lynn Heath to approve the Final PUD Plat for the Highlands at Terradyne work with staff on private drainage language as well as rear utility placement. Motion carried 7/0

8. Recommendation to the Governing Body for the annexation of 1118 E. US-54, Andover, Kansas. 00:34:58

Les Mangus explained that Mr. McCurdy is seeking annexation to provide public water to this property. Public water and sewer are available. Wichita Water has already provided an emergency connection due to the failure of the existing well.

A motion was made by Lynn Heath, seconded by Ken Boone to approve the request for annexation of 1118 E. US-54, Andover, Kansas and recommend approval by the Governing Body. Motion carried 7/0.

10. Member items. 00:37:58

Ken Boone noted that he has heard very good comments about the concert Saturday night.

There were no other member items.

11. Adjourn.

00:38:30

A motion was made by Lynn Heath, seconded by Ken Boone to adjourn at 7:36 p.m. Motion carried 7/0.

Respectfully Submitted by

Dayna DuFriend
Administrative Assistant

Approved this 16th of July, 2014 by the Andover City Planning Commission/Board of Zoning Appeals, City of Andover