

**ANDOVER CITY PLANNING COMMISSION /
BOARD OF ZONING APPEALS
Tuesday, February 17, 2015
Minutes**

1. [Call to order.](#) 00:00:44

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

2. [Roll call.](#) 00:01:22

Planning Commission members present were Chairman Coon, Ken Boone, Brian Lindebak, Lynn Heath, William Schnauber and. Aaron Masterson and Lee Butler was absent. Others in attendance were Director of Public Works Les Mangus, Assistant Director of Public Works Steve Anderson, City Council Liaison Sheri Geisler and Administrative Assistant Paula Babb.

A/V: Cindy Barrett

3. [Approval of the minutes of the January 20, 2015 meeting.](#) 00:02:20

A motion was made by Lynn Heath, seconded by William Schnauber to approve minutes of the January 20, 2015 meeting. Motion carried 6/0.

4. [Communications:](#) 00:02:30

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

It was noted that those were accepted.

Minutes for the Subdivision Committee February 10, 2015 were reviewed. Brian Lindebak noted the wording, “change the date from 1988 to 1989 benchmark datum,” needs to read; and correct the datum.

5. [Review and approve the revised Village Crossing Addition Final Planned Unit Development Plan Amendment #3.](#) 00:04:07

Les Mangus explained following the Planning Commission approval of the amended PUD at a previous meeting the applicant has decided to divide the parcel into two lots. Staff has worked out the access control details and supports the change.

Brian Lindebak stated the minimum pad elevation table references a lot 3 block A and it is also referred in the certificate and description as Lot 3 block A and that should be lots 1 and 2. The date needs to be added instead of question marks.

Lynn Heath made a motion to approve the revised Village Crossing Addition Final PUD Plan Amendment 3 as submitted with the changes that Brian Lindebak presented seconded by William Schnauber. Motion carried 6/0

Phil Meyer of Baughman Company was present to represent the application. He had no comment.

6. Review and approve the Andover Landing Second Subdivision final plat. 00:8:46

This is a replat of one lot platting it into two lots. After over two years of floodplain issues FEMA has finally approved the LOMR, which revised the effective floodplain map to change the boundaries of the floodplain and floodway bringing the subject property out of the regulated flood area. The applicant has addressed the comments from the Subdivision Committee and is working on a few text corrections with the City Engineer. Staff supports the proposed plat contingent on the revised plat language.

Brian Lindebak stated there needs to be a Notary under the owner signature. That the benchmark datum needs changed.

Jeff Lawbach with Phelps Engineering explained that the original Andover Plat was based on 29 datum and so are the LOMR and the flood insurance map.

Les Mangus explained that they are working on a utility plan to extend the sewer from the line that parallel to Andover Road.

Brian Lindebak stated that line two of owners certificate should say lots and block singular and not blocks.

Brian Lindebak made a motion to approve the Andover Landing Second Subdivision final plat subject to the comments he has made seconded by Lynn Heath. Motion carried 6/0

7. VA-2015-01 00:16:51

Public hearing on a petition for a vacation of the west 10 feet of the 20 foot drainage and utility easement on the side of 714 N. Waterview Place.

Les Mangus explained this is your typical vacation case where a property abuts a reserve. The sea wall and property line are actual in the home owners reserve adjacent to one of the retention detention lakes in addition to that reserve a 20 foot utility easement was granted along the rear of this property. The only utility in that easement is an AT&T cable. The owner is building a swimming pool and needs a little more back yard space. The utility companies have been notified and none of them have any conflicts so staff would recommend you approve this

vacation. The Property owner would be responsible for any relocation of AT&T's facilities if necessary. Staff supports the vacation as requested.

Lynn Heath makes a motion to approve the vacation as requested for the address at 714 N. Waterview Place with the restriction that if there is any movement of the AT&T line that would be done at the resident's expense seconded by William Schnauber. Motion carried 6/0

8. Member Items.

00:20:15

There were no member items.

Les Mangus asked the commission if they wouldn't mind reading the City Council Minutes and Site Plan Review Committee Minutes on our website. We are trying to cut down on the amount of paper we consume around here.

A motion was made by Lynn Heath, seconded by William Schnauber to adjourn at 7:22 p.m. Motion carried 6/0.

Respectfully Submitted by

Paula Babb
Administrative Secretary

Approved this 17th day of March, 2015 by the Andover City Planning Commission/Board of Zoning Appeals, City of Andover, Kansas.