

**ANDOVER CITY PLANNING COMMISSION /
BOARD OF ZONING APPEALS
Tuesday, May 17, 2016
Minutes**

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

Chairman Lynn Heath called the meeting to order at 7:00 p.m.

2. [Roll call.](#) 00:00:25

Planning Commission members present were Chairman Heath, Mike Warrington, Brian Lindebak, William Schnauber, Kirsten Bender and Tyson Bean. Member Stephanie Gillespie was absent.

Chairman Heath welcomed new City Council Liaison Phil White.

Staff in attendance: Director of Public Works Les Mangus, Asst. Director of Public Works Steve Anderson, City Administrator Mark Detter, Administrative Assistant Dayna DuFriend and City Council Liaison Phil White.

A/V: Cindy Barrett and Craig Brown

3. [Approval of the minutes of the April 17, 2016 meeting.](#) 00:00:49

A motion was made by Mike Warrington, seconded by Brian Lindebak to approve the minutes of the April 17, 2016 meeting. Motion carried 5/0/1. Tyson Bean abstained as he was absent from the April 17, 2016 meeting.

4. [Communications](#) 00:01:37
- A. Committee and Staff Report.
 - B. Potential Residential Development Report.

5. [Recommendation to the Governing Body for the intent to annex property, 2-19 acre unplatted tracts, south side of US 54-400, situated between Andover Road and 159th Street East, Andover, Kansas.](#) 00:02:05

Les Mangus explained that staff and the City attorney have prepared the required service extension plan. The two properties combined adjoin the City on all four sides. All utilities are available, water, sewer, streets and gas. The area is within US 54/400 Corridor Study area that is

included in the Comprehensive Plan for Andover and meets all of the statute requirements to be annexed into the City. This annexation is being initiated by the Governing Body.

Brian Lindebak asked what zoning classification would be assigned, if there was any business activity on this property and if this property would come in as non-conforming.

Les Mangus stated that it would be zoned A-1 Agricultural. Currently on the west tract there is an office building, pet cemetery, storage units and a warehouse garage structure. On the east tract there is a commercial building. When a property is annexed into the city, all current uses allowed by the county it is in become legal non-conforming once in the city.

Tyson Bean asked for an explanation of annexation benefits.

Les Mangus explained that city water and sewer are not available to tracts not within city limits. Any potential development of this beyond a single-family house or agricultural that would need sewer or water would require annexation and the appropriate zoning.

Mike Warrington commented that the potential for business frontage is very high.

Les Mangus noted that in the 54 Corridor Study mixed-uses are suggested to be along the corridor, up to one quarter mile off of the highway.

A motion was made by Tyson Bean, seconded by William Schnauber to recommend approval for the intent to annex property, 2-19 acre un-platted tracts, south side of US 54-400, situated between Andover Road and 159th Street East, Andover, Kansas. Motion carried 6/0.

6. [Planning Commission member organization meeting.](#)

00:08:30

Planning Commission elections-

Brian Lindebak, Chairman
Mike Warrington, Vice-Chairman
William Schnauber, Secretary

Subdivision Committee elections-

Mike Warrington, Chairman
Tyson Bean
William Schnauber
Brian Lindebak

7. Member items. 00:28:57

Brian Lindebak asked for an update and status of Westar progress along Andover Rd.

Lynn Heath expressed that he has enjoyed the positions he has served on the Planning Commission.

8. Adjourn. 00:32:06

A motion was made by William Schnauber, seconded by Mike Warrington to adjourn at 7:32p.m. Motion carried 6/0.

Respectfully Submitted by

Dayna DuFriend
Administrative Assistant

Approved this 21st day of June, 2016 by the Andover City Planning Commission/Board of Zoning Appeals, City of Andover.