

**ANDOVER CITY PLANNING COMMISSION /  
BOARD OF ZONING APPEALS  
Tuesday, October 18, 2016  
Minutes**

1. [Call to order.](#) 00:01:38

Chairman Brian Lindebak called the meeting to order at 7:00 p.m.

2. [Roll call.](#) 00:01:42

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

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

A/V: Craig Brown

3. [Approval of the minutes of the September 20, 2016 meeting.](#) 00:01:51

*A motion was made by Lynn Heath, seconded by Tyson Bean to approve the minutes of the September 20, 2016 meeting. Motion carried 4/0/1. Mike Warrington abstained due to absence.*

4. [Communications](#) 00:02:44  
     A. [Committee and Staff Report.](#)  
     B. [Potential Residential Development Report.](#)

5. [Recommendation to the Governing Body for the intent to annex an un-platted tract at 913 E. US-54, south side of US 54-400, situated between Yorktown and YMCA Dr., Andover, Kansas.](#) 00:04:04

Les Mangus explained that as noted in the annexation report this property is surrounded by the city and water and sewer utilities are nearby to make the connections. The property does lie within the US 54 Corridor Study and is an appropriate annexation as all city services are available. This annexation would continue an orderly growth of the city to implement the Comprehensive Plan and the US 54 Corridor Study.

Lynn Heath asked if the property owner requested this annexation.

Les Mangus stated that the Governing Body has initiated it. A few years ago the Governing Body looked at several areas adjacent to or within the city that they felt needed to be annexed. These properties are being brought forward one or two properties at a time.

Mike Warrington asked if there were more of these types of pockets.

Les Mangus replied that yes there were a few.

Tyson Bean asked if any response has been received from the property owners.

Mark Detter and Les Mangus both said that they have not heard anything. Approximately 30 notices were mailed.

Mark Detter noted that in conversations with the Butler County Commission concerning control of the existing billboard signage they stated that for control of the billboard the City of Andover should annex the property. It is in the best interest of both parties that the city controls the zoning and regulations going forward.

Les Mangus added that any development on the property would require platting, right of way dedications and utility easements. It is not currently known whether the billboard is in or out of the future right of way.

Mike Warrington asked if this property would be zoned as agriculture and if taxes would increase.

Les Mangus said that the property would be zoned as A-1 due to being an un-platted lot and the tax increase would be 8.3%.

*A motion was made by Mike Warrington, seconded by Tyson Bean, to approve as presented. Motion carried 5/0.*

7. Member items.

00:14:16

Mike Warrington asked to keep a friend who just lost his home in a fire in prayers.

Brian Lindebak inquired as to status of the electrical line burial along Andover Road.

8. Adjourn.

00:16:52

*A motion was made by Lynn Heath, seconded by Mike Warrington, to adjourn at 7:16 p.m. Motion carried 5/0.*

Respectfully Submitted by

Dayna DuFriend

Administrative Assistant

Approved this 22<sup>nd</sup> day of November, 2016 by the Andover City Planning Commission/Board of Zoning Appeals, City of Andover.