



**PLANNING & ZONING**  
1609 E. CENTRAL AVE.  
POB 295  
ANDOVER, KS 67002  
316.733.1303

**SUBDIVISION COMMITTEE MINUTES**  
**JANUARY 11, 2022 | 5:30pm**  
ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

**1. CALL TO ORDER**

*Chairperson Vance Garwood called the meeting to order at 5:30 pm.*

**2. ROLL CALL**

Committee members in attendance: Chairperson Vance Garwood. Members Gary Israel and Marla Canfield were absent. Staff members in attendance: Jennifer McCausland, City Administrator, Les Mangus, Director of Community Development, and Justin Constantino, Assistant Director of Community Development.

**3. APPROVAL OF THE MINUTES OF THE NOVEMBER 9, 2021 MEETING**

The approval of the November 9<sup>th</sup> meeting minutes were deferred to the February Subdivision Committee meeting.

**4. COMMUNICATIONS**

**A. COMMITTEE & STAFF REPORT**

Mr. Constantino stated that the Site Plan Review Committee approved the site plan for the Andover Senior Housing Project located on Cloud Avenue between Dillons Marketplace and the SunSTONE Apartments at their January meeting.

**B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT**

Mr. Constantino stated that 82 single-family home permits were issued in the City of Andover in 2021, down approximately 20% from 2020, although the number of permits issued remains incredibly high for the Wichita Metropolitan Area.

**5. AGENDA**

**5.1 FINAL PLAT – REVIEW OF AND RECOMMENDATION ON THE MEADOWBROOK 3<sup>RD</sup> SUBDIVISION SMALL TRACT FINAL PLAT GENERALLY LOCATED AT 804 W. HARRY STREET, ANDOVER, KANSAS**

Mr. Constantino introduced the agenda item and stated that the subject property is generally located west of S. Andover Road at 804 W. Harry Street in south central Andover. Mr. Constantino stated that the applicant has submitted a corresponding annexation petition and change of zoning district classification application to rezone the subject property from Agricultural District 40 (AG-40) to SF-2 Single Family Residential Medium-Density District, and informed the committee that they would see the corresponding annexation and zoning applications at a future Planning Commission meeting.

Mr. Constantino stated that the proposed final plat creates one lot of approximately 2 acres and that the subject property receives access from E. Harry Street and is adjacent to both water and sewer from the City of Andover. Mr. Constantino stated that staff has reviewed the small tract final plat and provided minimal comments pertaining to text clean-up, and that any recommendation for approval of the final plat by the Subdivision Committee would be conditioned upon the annexation and rezoning of the subject property.



**PLANNING & ZONING**  
1609 E. CENTRAL AVE.  
POB 295  
ANDOVER, KS 67002  
316.733.1303

**SUBDIVISION COMMITTEE MINUTES**  
**JANUARY 11, 2022 | 5:30pm**  
ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

Mr. Garwood asked if the subject property would receive adequate public utilities. Mr. Mangus stated that sanitary sewer exists at the southwest corner of the subject property but will have to be extended across the subject lot to the east to account for future development.

Mr. Garwood asked about the size of the sewer pipe. Kirk Miller of K.E. Miller Engineering, representing the applicant, stated that the sewer pipe is eight inches and should be adequate for future development.

Mr. Miller asked at what point in the process the sewer line would have to be extended. Mr. Mangus stated that an easement for the sewer extension would have to be recorded prior to approval of the final plat.

Mr. Miller stated that a sanitary sewer manhole exists across from the subject property along Harry Street and asked if the sewer line could be extended north and south along the property line as opposed to east and west along Harry Street. Mr. Onstott stated that an easement petition would be required along with a letter of credit for the easement running north and south. Mr. Onstott stated that the plat could be recommended for approval as presented but staff would need to see an easement recorded by separate instrument prior to final approval.

Mr. Constantino reiterated that approval of the small tract final plat was contingent upon the annexation and zoning of the property anyway, which would allow the applicant more time to determine the best course of action for the proposed utility easement.

**6. MEMBER ITEMS**

None.

**7. ADJOURN**

*Vance Garwood made a motion to adjourn the meeting. Vance Garwood seconded the motion. Motion carried 1/0. The meeting was adjourned at 6:05 pm.*

Respectfully submitted by:

Justin Constantino, AICP  
Assistant Director of Community Development

Approved on the 8<sup>th</sup> day of February 2022 by the City of Andover Planning Commission.