

ANDOVER CITY PLANNING COMMISSION /
BOARD OF ZONING APPEALS

June 19, 2007

Minutes

The Andover City Planning Commission met for a regular meeting on Tuesday, June 19, 2007 at 909 N. Andover Road in the Andover Civic Center. Chairman Quentin Coon called the meeting to order at 7:00 p.m. Commission members present were Jan Cox, Byron Stout, Lynn Heath, Jeff Syrios, and John Cromwell. Others in attendance were Administrative Secretary Deborah Carroll City Council Liaison Member JR Jessen, Director of Public Works and Community Development Les Mangus, and Clerk/Administrator Jeff Bridges. Absent- David Martine,

Call to order

Review the minutes of the regular May 15, 2007 Planning Commission meeting.

Review the minutes of the regular May 15, 2007 PC mtg.

Byron Stout made a motion to approve the minutes as presented. Jeff Syrios seconded the motion. Motion carried 6/0.

Communications:

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Review the City Council minutes from the May 8, 2007 and May 29, 2007 meetings. Chairman Coon noted the Cornerstone Addition is proceeding quickly. The minutes were received and filed.

Review the minutes of the June 5, 2007 Site Plan Review Committee Meeting. Chairman Coon reported Site Plan member Larry Crouse is moving out of the city and another member will be needed. The minutes were received and filed.

Review the minutes of the June 12, 2007 Subdivision Committee Meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

VA-2007-03: Recommendation of the request for vacation of the north 10 feet of the 20 foot rear yard utility easement located at 1931 N. Grace Avenue Court.

VA-2007-03: Request for vacation of the north 10 feet of the rear yard utility easement

From Les Mangus memo: The proposed vacation of a portion of the rear yard utility easement is a result of the owner's construction of an addition to the patio deck, which encroaches

into the 20' easement. The utility companies have been notified and have replied with no conflicts to the vacation of the north 10' of the 20' easement. Staff supports the vacation as presented.

located at
1931 N. Grace
Avenue Court.

Chairman Coon asked Les for his comments on this application. Les explained there is a finished fuel pipeline that cuts through the North Meadows Addition along the rear lot line of this property and is 10' back from the utility easement. After notice to all the utility companies, they have all responded their facilities lie in the south 10 feet of this easement. There was further general discussion.

Chairman Coon asked how this situation could happen in the first place. Les said the house does not encroach, but the old deck did and the new deck encroaches even further.

Chairman Coon asked applicant David Levy if he had any comments. He said he had nothing to add to Les' explanation.

Jeff Syrios made a motion to recommend approval by the City Council as presented. Jan Cox seconded the motion. Motion carried 6/0.

Les stated this will be forwarded to the City Council for their official action on July 10, 2007 at 7:00 p.m.

BC Addition Preliminary and Final Plats located on the southeast corner of 21st Street and Andover Road.

BC Addition
Preliminary and
Final Plats
located on the
southeast corner
of 21st Street
and Andover
Road.

From Les Mangus memo: The proposed addition is the 35 acres at the southeast corner of 21st St. & Andover Rd. The items on the Staff Checklist have been addressed since being reviewed by the Subdivision Committee. Staff supports the plat with the satisfaction of the necessary guarantees for improvements.

Les explained to the Commissioners the Preliminary Plat for the BC Addition was reviewed by the Subdivision Committee, but was not recommended on to the Planning Commission. He said the issues from the Preliminary Plat have been taken care of by the Final Plat. All issues over drainage and traffic have been resolved with the developer's engineer. Board members all said they appreciated Jan Cox for catching this oversight. General discussion continued.

Jan Cox asked if the words "Final Plat" were required. Les said the words "Final Plat" & "Preliminary Plat" must be on the final

copies of those documents along with the Section, Township, and Range. Les said he has the corrected copies of the plats and a revised drainage report.

Les explained the Subdivision Regulations requires that the base flood elevation (BFE), flood plain boundaries, be shown on the plat even though the developer's first step is to submit modifications of that flood plain to FEMA and reconfigure that flood plain. A letter of map revision (LOMR) will be submitted that changes the location of the flood plain to fit within that boundary of the reserve.

Jan Cox asked Rob Hartman of PEC Engineering if he would apply to the Site Plan Review Committee for approval of the drainage ponds. Les said the reserve is shown on the plat; the final design of those improvements goes to the City Council for their acceptance of the plans. Rob Hartman said a pond will be in the reserve. Rob continued to explain that the 21st and Andover Road corner will be built up to minimum pad elevation to control the drainage.

Quentin Coon asked where the water goes from the pond. Les stated this area drains diagonally across that section behind the school, across the turnpike, through the 13th Street Sports Park, then to Republican Run Creek and south towards Four-mile Creek.

Quentin Coon asked if this site would remain BC Addition. Rob Hartman said the development will probably have a different name.

Quentin Coon asked about sidewalks in this addition. Lynn Heath said sidewalks will be built along 21st Street and Andover Road. Les said design has just started for a conceptual design of the 21st Street corridor. Since the apartment site is all private roads, all of those improvements and the arrangement of the buildings will be reviewed by the Site Plan Review Committee.

Discussion continued about the widening of Andover Road to 5 lanes in the future. Jan was concerned about the plans for the 21st Street corridor being short-sighted. She does not want to see the intersection built one way only to be changed again in the near future. Les explained this development must be designed to fit the traffic it creates, and the future traffic generation will be blended into it. This development is only responsible for the needs that it creates, not those for the city-at-large needs.

Lynn Heath made a motion to approve the Preliminary Plat for the BC Addition as presented. John Cromwell seconded the motion. Motion carried 6/0.

Chairman Coon turned the discussion to the **BC Addition Final Plat**. Les explained all staff comments have been satisfied, except for the provision of cross-lot circulation agreement. Rob Hartman said he would get this document to Les.

BC Addition Final Plat.

Lynn Heath made a motion to approve the Final Plat of the BC Addition as presented with the condition of submittal of the cross-lot circulation document for lots 2- 7. John Cromwell seconded the motion. Motion carried 6/0.

Recommendation for the Annexation of the former E-Deals property located at 819 E. US Hwy. 54.

Recommendation for the Annexation of the former E-Deals property located at 819 E. US Hwy. 54.

From Les Mangus memo: This annexation is a part of the land acquisition for the connection of Yorktown Rd. to US-54 from the south to serve the YMCA, Elementary School #3, and the future phases of Marketplace. Water Sewer, and Street projects are in design for the area. Staff recommends annexation.

Les stated this property has been purchased by the developer of the Marketplace Commercial subdivision. This will bring Marketplace all the way to the half-mile line and a portion of this tract has been dedicated as right-of-way for Yorktown Street to connect out to Hwy. 54. Chairman Coon was concerned about the removal of another hedgerow. Les said there is not much hedgerow. The right-of-way for Yorktown begins at Hwy. 54 on the west side of the quarter section line and it is wholly on the east side of the quarter section line plus a reserve at the south quarter section line.

General discussion continued.

Lynn Heath made a motion to recommend approval of the annexation by the City Council of 819 E. US Hwy. 54. Jeff Syrios seconded the motion. Motion carried 6/0.

Annexation of the property at 641 S. Allen St. This annexation is at the request of the property owner in order to connect to public sewer. No public water or paved streets are available at this time, but the Annexation Plan for the Bales Addition across the street, recommends future improvements over a ten year period. Staff

Annexation of the property at 641 S. Allen St.

recommends annexation.

Les explained this property is adjacent to the existing city limit which today is Allen Street and just south of the former Charlie's Salvage Yard. The property owners wish to be annexed to take advantage of the city's public services. Les said the existing sewer line intersects the streets with Allen. Les said Joe Andrews is present tonight if the members have any questions.

Joe Andrews of 641 S. Allen Street said he has lived in this house for 20+ years. Lynn Heath asked if this property is currently for sale. Mr. Andrews said no it is not.

Quentin Coon asked if there is city water supplied to this property. Les said the nearest water line is at Cloud Avenue (200 yards north of this property). General discussion continued.

Les said this property is unusual because the tract that surrounds Mr. Andrews's lot is 35-37 acres and this annexation will be cut out of the 40 acre tract and annexed into the city as is another tract in the south east corner of the same 40 acre tract.

Byron Stout made a motion to recommend approval of the annexation by the City Council of 641 S. Allen Street. Jan Cox seconded the motion. Motion carried 6/0.

Member Items:

Member Items

Quentin Coon asked if anyone else is going to the Planning workshop in Valley Center on Saturday.

Quentin mentioned the information Les included in the packet about Wichita. Les explained this is an annual report that Wichita Area Planning Commission adopts. The information in this report contains historical and study data that includes the City of Andover since the city is included in the WAMPO for transportation. This only costs a little bit of staff time to supply our information to them.

Jan Cox asked if the Crestview area has an agreement prohibiting their annexation. Les Mangus explained there is a special improvement district that includes that square mile of Crestview with an agreement between the city and the county that it will remain a county subdivision.

Jeff Bridges said there is a Kansas State Statute prohibiting the annexation of an improvement district without their permission.

*Jeff Syrios made a motion to adjourn the meeting at 7:45 p.m. Jan Adjourn
Cox seconded the motion. Motion carried 6/0.*

Respectfully Submitted by

Deborah Carroll
Administrative Secretary

Approved this ____ day of _____ 2007 by the Andover
City Planning Commission/ Board of Zoning Appeals, City of
Andover.

DRAFT