

ANDOVER CITY PLANNING COMMISSION /
BOARD OF ZONING APPEALS

November 18, 2008

Minutes

The Andover City Planning Commission met for a regular meeting on Tuesday, November 18, 2008 at 909 N. Andover Road in the Andover Civic Center. Chairman Quentin Coon called the meeting to order at 7:01 p.m. Commission members present were Lynn Heath, Jan Cox, John Cromwell and Byron Stout. Others in attendance were, City Administrator Sasha Stiles, Director of Public Works and Community Development Les Mangus, and Administrative Secretary Kandace Hunt. Members absent were Dan Beck, Jeff Syrios and City Council Liaison Member J.R. Jessen.

Call to order

Review the minutes of the October 21, 2008 Planning Commission meeting.

Review the minutes of the October 21, 2008 Planning Commission meeting.

Jan Cox made a motion to approve the minutes as presented. Lynn Heath seconded the motion. Motion carried 5/0.

Communications:

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Review the minutes of the October 14, 2008 City Council meetings. The minutes were received and filed.

Review the minutes of the October 7, 2008 Site Plan Review Committee Meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

Chairman Coon asked Les Mangus about the Cottonwood Addition plat starting over. Les Mangus explained the plat had already been filed and plans were out bid to the water and sewer when the developer decided he did not want proceed with the project. The developer asked for his letters of credit guaranteeing the water, sewer, drainage and street improvements back and was told the plat had been filed and the letters of credit could not be returned unless the developer vacates the plat to remove it from the records.

Z-2008-04/SU-2008-02- Continuance of the Public Hearing on a proposed change of zoning classification from the Butler AG-40 District to the R-4 Multiple Family Residential District with a Special Use request to establish multiple dwelling units for the elderly and handicapped including assisted living and nursing home facilities located at the southwest corner of Allen Street and west Bales Street.

Z-2008-04/SU-2008-02

From Les Mangus' Memo: This application for a change of zoning district classification and special use has been continued from the August meeting in order to allow the applicant to gather more information regarding the traffic generated by the proposed development, and that traffic impact on the surrounding road system. I have met with the applicant, but no new information has been provided at this time other than that a traffic engineer has been engaged. The applicant has once again requested continuance to allow more time for the preparation of a traffic report.

Lynn Heath made a motion to continue case Z-2008-04/SU-2008-02 to the December 16, 2008 Planning Commission meeting. John Cromwell seconded the motion. Chairman Coon asked if there was any further discussion. There was none. Motion carried 5/0.

VA-2008-03- Continuance of the Public Hearing on a petition for a vacation of the south 10 feet of the 25 foot front yard setback and utility easement of Lot 11, Block 2, Crescent Lakes Fourth.

VA-2008-03

From Les Mangus' Memo: This petition for a vacation of the south 10 feet of the 25 foot front yard utility easement is the result of the owner's desire to place a private water well in the front of the house. The subject property is somewhat of a corner lot, being on the corner of an eyebrow cul-de-sac. AT&T and Westar have responded that they believe they may have facilities in the ground in conflict with the request. A survey has been prepared and provided to all of the utility providers that locates all of the existing utilities on the property. No Conflicts with the requested vacation have been identified. Staff recommends approval of the vacation as requested.

Chairman Coon asked for staff comments. Les Mangus said the survey of the property previously requested by the Commission has been completed and shows no conflicts in the 10 feet to be vacated.

John Cromwell made a motion to recommend to the City Council that case VA-2008-03 be approved as presented. Byron Stout seconded the motion. Chairman Coon asked if there was any further discussion. There was none. Motion carried 5/0.

Review and approve the City of Andover 2009 Planning Commission and Board of Zoning Appeals meeting and closing date schedule.

Review and approve the 2009 meeting and closing date schedule.

Jan Cox made a motion to approve the City of Andover 2009 Planning Commission and Board of Zoning Appeals meeting and closing date schedule. Lynn Heath seconded the motion. Chairman Coon asked if there was any further discussion. There was none. Motion carried 5/0.

Member Items: John Cromwell asked Les Mangus about the status of the Butler Road Study. Les Mangus said a Public Hearing was recently held in Rose Hill to present the study's findings and plans, but at this time there is no final report. John Cromwell asked if the Commission would receive a copy of the final report. Les Mangus said yes.

Member Items:

Lynn Heath congratulated member Dan Beck on his recent engagement.

Byron Stout stated the Commission will miss member Jeff Syrios and wished him well in his new position as Sedgwick County District Court Judge, Division 27.

Jan Cox made a motion to adjourn the meeting at 7:11 p.m. Byron Stout seconded the motion. Motion carried 5/0.

Adjourn

Respectfully Submitted by

Kandace Hunt
Administrative Secretary

Approved this day of 200 by the Andover City Planning
Commission/ Board of Zoning Appeals, City of Andover.