

**ANDOVER CITY PLANNING COMMISSION /
BOARD OF ZONING APPEALS
Tuesday, January 15, 2013
Minutes**

1. Call to order.

Chairman Quentin Coon called the meeting to order at 7:01 p.m.

2. Roll call.

Planning Commission members present were Chairman Quentin Coon, Lynn Heath, Ken Boone, William Schnauber and Lee Butler. Others in attendance were Assistant Director of Public Works Steve Anderson, City Administrator Sasha Stiles, City Council Liaison Kris Estes and Administrative Secretary Dayna DuFriend. Members not in attendance were director of Public Works and Community Development Les Mangus, John Cromwell and Aaron Masterson.

3. Approval of the minutes of the December 18, 2012 meeting.

A motion was made by Ken Boone, seconded by William Schnauber to approve minutes of the December 18, 2012 meeting. Chairman Quentin Coon abstained from the vote. Motion carried 4/0/1.

4. Communications:

- A. City Council minutes.
- B. Committee and Staff Report.
- C. Potential Residential Development Report.

5. Z-2012-03- Amendment to the Cornerstone Subdivision Amended Preliminary General Planned Unit Development Plan and the Final Planned Unit Development Plan of the Cornerstone Third Addition.

Brian Lindebak, MKEC Engineering and Jack Ritchie, CEO Ritchie Development were present to represent the application.

Mr. Lindebak explained that this property was platted in 2007 and has been sitting vacant since that time. They are looking for a reduction in side yard setback in this phase only as the market has changed. There is interest in these lots but with the 8 foot setbacks it is challenging to fit the type of home that the market is demanding.

Lynn Heath asked what size the lots are.

Mr. Lindebak said there is a mix of 77 foot wide lots and 70 foot wide lots.

Mr. Ritchie explained that they are looking for a variance for currently platted lots on Travertine, Bluestone, and Bluestone Ct. only to remedy the position they are in now. They do not plan to use the 6 foot setback on all of the lots in this area.

Lynn Heath asked if Planning Commission could restrict this variance to lots less than 74 feet.

Mr. Ritchie said that he would be fine with that and that would take care of the problem, however it would be cleaner if the whole phase was included.

Mr. Lindebak also stated that this would make it easier for staff to manage as the 77 foot lots are sprinkled throughout the phase.

Chairman Coon asked if the market was ok with a smaller side yard.

Mr. Ritchie stated that people are used to this in other areas and it probably will not be noticed.

A motion was made by Ken Boone, seconded by Lee Butler to approve as presented the amendment to the Cornerstone Subdivision Amended Preliminary General Planned Unit Development Plan and the Final Planned Unit Development Plan of the Cornerstone Third Addition, Case No. Z-2012-03. Motion carried 5/0.

[6. ZA-2012-02- Public hearing on proposed amendment to the Zoning Regulations of the City of Andover, Kansas.](#)

Sasha Stiles presented a brief summary of the changes being proposed; clarifies Home Occupation language in Zoning Regulations to include allowing incidental sales of parts, components, and accessories related to the Home Occupations. The amendment also clarifies that business signage for Home Occupations will be limited to; one (2) square foot business sign affixed to the face of the principal structure, and convenience signs not exceeding (5) square feet as allowed by exemption in article 6-103 A. 3 for identification of entrances, exits, parking areas and the like. Any other signage will require business zoning in order to be allowed.

A motion was made by Ken Boone, seconded by Lee Butler to recommend the amendment to the zoning regulations to the City Council for adoption. Motion carried 5/0.

7. Review and approve the final plat of Hope Community Church.

Martin Goedecke, Goedecke Engineering and Suzi Thien, SCARF, were present to represent the application.

Mr. Goedecke explained that the only change being made from the preliminary plat is that the Rural Water District #5 is allowing the east 15 feet of their easement to be a utility easement for use by any public utility. Westar is in agreement with this as well. City staff has also requested controlled access to be added on Prairie Creek Rd. at the KTA bridge embankment because of limited sight distance.

A motion was made by Lynn Heath, seconded by William Schnauber to approve the final plat of Hope Community Church as presented. Motion carried 5/0.

8. Member items.

Sasha Stiles informed the Planning Commission of a joint workshop with the City Council for a Comprehensive Plan update to be held at the Central Park Lodge on February 25, 2013 at 7:00 p.m.

No further member items.

A motion was made by Lynn Heath, seconded by William Schnauber to adjourn at 7:40 p.m. Motion carried 5/0.

Respectfully Submitted by

Dayna DuFriend
Administrative Secretary

Approved this 19th of February, 2013 by the Andover City Planning Commission/Board of Zoning Appeals, City of Andover