

**ANDOVER CITY PLANNING COMMISSION /
BOARD OF ZONING APPEALS
Tuesday, July 19, 2016
Minutes**

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

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

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

Planning Commission members present were Chairman Lindebak, Stephanie Gillespie, Mike Warrington, William Schnauber, and Kirsten Bender. Member Lynn Heath arrived at 7:02p.m. Member Tyson Bean was 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: Cindy Barrett and Craig Brown

3. [Approval of the minutes of the June 21, 2016 meeting.](#) 00:00:00

A motion was made by Mike Warrington, seconded by Kirsten Bender to approve the minutes of the June 21, 2016 meeting. Motion carried 5/0.

4. [Communications](#) 00:00:09
A. [Committee and Staff Report.](#)
B. [Potential Residential Development Report.](#)

5. [LS-2016-01- Review and approve the proposed lot split of Lot 1, Block A of the KHR Commercial Center Addition to the City of Andover, Butler County, Kansas.](#) 00:00:36

Les Mangus explained that staff and the City Engineer have reviewed the proposed lot split and they see no reason not to approve. This split creates two lots that meet the minimum sizes for the zoning district.

Mike Warrington asked if there were any proposals for the second tract.

Phil Meyer, Baughman Company, agent for the applicant was present to represent the application.

Mr. Meyer stated that he is unaware of any intended use for Parcel B at this time.

A motion was made by Mike Warrington, seconded by William Schnauber, to approve LS-2016-01 as presented. Motion carried 5/0/1. Lynn Heath abstained from vote.

6. [VA-2016-01- Public hearing on a petition for a vacation of the north corner of the twenty \(20\) foot front yard utility easement.](#)

00:03:43

Les Mangus explained that details have been worked out with Kansas Gas Service in regards to a response received concerning the location of the easement and there is no longer a conflict with the vacation request.

David Wasserstrom was present to represent the application.

A motion was made by Mike Warrington, seconded by William Schnauber, to approve VA-2016-01 as presented. Motion carried 6/0.

7. [ZA-2016-01- A public hearing on proposed amendment to Zoning Regulations to reflect the changes required by State statutes to allow political campaign signs on the unpaved portion of any City street or County road right of way with permission of the adjacent property owner.](#)

00:05:58

Les Mangus explained that the ordinance presented tonight deletes Section 103A8 of Article 7 pertaining to exemptions for political campaign signs, and Section 103A9 of Article 7 pertaining to exemptions for ideological signs from the Zoning Regulations. This will treat all signs the same and cause political signs to fall under an exemption for signs up to six square feet, just as real estate and garage sale signs. This is momentary fix to the problem. With the new Unified Development Manual, the entire signage chapter will be changed because of a recent Supreme Court case.

Chairman Lindebak asked if there were any other issues.

Les Mangus replied that there is a myriad of issues from this large document from the Supreme Court.

Mark Detter added that the City of Wichita does not think the State of Kansas law complies with the Supreme Court ruling.

A motion was made by Mike Warrington, seconded by Chairman Lindebak, to recommend approval by the Governing Body of ZA-2016-01, an amendment to the Zoning Regulations. Motion carried 6/0.

8. Review for approval the Final Planned Unit Development Plan Cornerstone 7th Addition to the City of Andover.

00:10:29

Chairman Lindebak recused himself from any discussion due to business relations.

Les Mangus explained that this plat is very straight forward. Several details regarding utilities and sidewalks have been worked out with the developer and consultant.

Jack Ritchie, Ritchie Development and Jason Gish, MKEC Engineering, Inc. were both present to represent the application.

A motion was made by William Schnauber, seconded by Lynn Heath, to recommend approval by the Governing Body of the Final Planned Unit Development Plan Cornerstone 7th Addition to the City of Andover. Motion carried 5/0.

Chairman Lindebak rejoined the Planning Commission.

9. Member items.

01:30:10

No member items.

10. Adjourn.

01:31:20

A motion was made by William Schnauber, seconded by Lynn Heath, to adjourn at 7:14 p.m. Motion carried 6/0.

Respectfully Submitted by

Dayna DuFriend
Administrative Assistant

Approved this 16th day of August, 2016 by the Andover City Planning Commission/Board of Zoning Appeals, City of Andover.