



PLANNING & ZONING
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**PLANNING COMMISSION
& BOARD OF ZONING APPEALS MINUTES**
AUGUST 18, 2020 | 7:00pm
ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson William Schnauber called the meeting to order at 7:00 pm.

2. ROLL CALL

Commissioners in attendance: Chairperson William Schnauber, Vice Chairperson Erik Pedersen, Secretary Gary Israel, Marla Canfield, Matthew Rossi, and Alex Zarchan. Member Brian Davidson was absent. Staff in attendance: Lance Onstott, Assistant City Administrator and Les Mangus, Director of Community Development. A/V services provided by WAV Services.

3. APPROVAL OF THE MINUTES OF THE JULY 21, 2020 MEETING

Erik Pedersen made a motion to approve the minutes of the July 21, 2020 meeting as presented. Motion seconded by Gary Israel. Motion carried 4/0/2. Members Alex Zarchan and Matthew Rossi abstained.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. VA-2020-02 – PUBLIC HEARING AND RECOMMENDATION ON A PETITION FOR VACATION OF 10 FEET OF THE REAR 20 FOOT UTILITY EASEMENT ON THE PROPERTY GENERALLY LOCATED AT 713 N. WATERVIEW PLACE, ANDOVER, KANSAS

Mr. Mangus stated that staff was successful in facilitating discussions between the applicant and AT&T and that AT&T has indicated that they are not in conflict with the vacation of the easement. Mr. Mangus stated that just prior to the meeting he received the legal description of the area to be vacated from the applicant as requested by the City of Andover attorney.

Secretary Gary Israel asked if the applicant has seen the legal description from the attorney. Mr. Mangus stated that the legal description was provided by the applicant.

I, Erik Pedersen, motion to approve VA-2020-02 on the petition to vacate 10 feet of the rear 20 foot utility easement on the property generally located at 713 N. Waterview Place, Andover Kansas. Motion seconded by Gary Israel. Motion carried 6/0.

Mr. Mangus stated that the City Council will review and make a final decision on the vacation order at their upcoming meeting scheduled for August 25th.

6. **PRELIMINARY PLAT – REVIEW OF AND RECOMMENDATION ON THE HODGES 5TH SUBDIVISION PRELIMINARY PLAT GENERALLY LOCATED AT THE NORTHWEST CORNER OF MAIN STREET AND MAY STREET, ANDOVER, KANSAS**

Mr. Mangus stated that the applicant is in attendance and has provided a revised preliminary plat that includes the required hammerhead temporary turnaround on the adjacent property to the west to satisfy the fire code requirements.

Phil Meyer of Baughman Company, on behalf of the applicant, stated that he has met all of the conditions listed in the staff report and would be glad to answer any questions from the Planning Commission.

Gary Israel asked if the preliminary plat meets all of the requirements as discussed at the previous Subdivision Committee meeting. Mr. Meyer stated yes and that input from the Subdivision Committee resulted in how the temporary turnaround is shown on the preliminary plat.

I, Gary Israel, motion to approve the preliminary plat generally located at the northwest corner of Main Street and May Street, Andover, Kansas. Motion seconded by Alex Zarchan. Motion carried 6/0.

7. **MEMBER ITEMS**

Chairperson Schnauber welcomed back member Matthew Rossi.

8. **ADJOURN**

Gary Israel made a motion to adjourn. Seconded by Matthew Rossi. Motion carried 6/0. Meeting adjourned at 7:08 pm.

Respectfully submitted by:

Les Mangus
Director of Community Development