



PLANNING & ZONING
1609 E. CENTRAL AVE.
POB 295
ANDOVER, KS 67002
316.733.1303

SITE PLAN REVIEW COMMITTEE MINUTES

JANUARY 5, 2021 | 6:00pm

VIRTUAL MEETING*
[**MEETING LINK**](#)

1. CALL TO ORDER

Chairperson Doug Allison called the meeting to order at 6:00 pm.

2. ROLL CALL

Committee Members in attendance: Doug Allison, Dave Foley, Homer Henry, Don Kimble, Vu Nguyen, and Todd Woolsoncroft. Member Brandon Wilson was absent. Staff in attendance: Jennifer McCausland, City Administrator; Lance Onstott, Assistant City Administrator; Les Mangus, Director of Community Development; Justin Constantino, Assistant Director of Community Development, and Mike Roosevelt, Deputy Fire Marshal.

3. APPROVAL OF THE MINUTES OF THE DECEMBER 1, 2020 MEETING

Homer Henry made a motion to approve the minutes of the December 1, 2020 meeting as presented. Motion seconded by Don Kimble. Motion carried 6/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

Mr. Mangus stated that residential activity in 2020 increased 47% over 2019 primarily due to construction beginning at The Heritage project site. Mr. Mangus stated that he anticipates continued growth in 2021.

5. AGENDA

5.1 SP-2020-12 - REVIEW OF BLEACHERS AND CONCESSION BUILDING FOR USD 385 ANDOVER SCHOOL DISTRICT ON THE PROPERTY GENERALLY LOCATED AT 150 W. ALLISON STREET, ANDOVER, KANSAS

Gary Holler of SJCF Architecture, representing the applicant, introduced himself and discussed the changes to the project that have occurred since first introducing the project to the Site Plan Review Committee at their December 1st meeting. Mr. Holler stated that the applicant has decided to add additional seating to the bleachers and that the concession stand be removed from the building, leaving only restrooms remaining.

Mr. Holler requested relief from the committee to not plant trees behind the bleachers and that the area remain paved. Mr. Holler stated that the applicant wishes to keep the black vinyl chain link fencing around the perimeter except at the entrance gates. Mr. Holler stated that he provided an updated lighting plan.

Mr. Kimble asked what would happen with the space under the bleachers. Troy Hertel of SJCF Architecture, representing the applicant, stated that the bleachers would have a galvanized fence that would act as a guardrail intended to prevent people from going under the



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bleachers. David Jackson of USD 385 stated that the area behind the bleachers acts as a sidewalk for students coming from Cottonwood Elementary.

Mr. Woolsoncroft asked if the restrooms were air conditioned in addition to being heated. Mr. Hertel confirmed that the restrooms would only be heated and that was why the mechanical equipment was being removed from the building. Mr. Henry asked if that was the same temperature situation as the building at Jaguars stadium. Mr. Hertel stated that Jaguars stadium has air conditioning.

Mr. Kimble asked about the roof material of the building. Mr. Hertel stated that the roof would be made of weathered asphalt shingles. Mr. Allison asked about the fascia material on the roof eave. Mr. Hertel stated that the material was a pre-finished metal with grey coloring.

Mr. Henry asked if the old building was being removed and replaced with open bleachers. Mr. Hertel stated yes.

Mr. Kimble asked how far way the bleachers would be located from Andover Road. Mr. Hertel stated that the bleachers would be approximately 250 feet. Mr. Kimble stated that the district could look at adding some sort of logo or sign behind the bleachers. Mr. Hertel stated that he could speak with the district further about that request. Mr. Kimble asked if the sidewalk behind the bleachers will be lit. Mr. Hertel stated yes.

Mr. Woolsoncroft asked if staff was satisfied with the grading issues on the site when they were raised by the Site Plan Committee at the meeting on December 1st. Josh Golka of PEC Engineering, representing the City, stated that the City did not have any concerns regarding grading at the site.

Mr. Henry asked if there would be any screening on the west side of the stadium as it relates to the nearby neighborhood. Mr. Hertel stated that the area would remain open.

Don Kimble made a motion to approve agenda item SP-2020-12 as long as the applicant addresses any outstanding comments from City staff. Motion seconded by Homer Henry. Motion carried 6/0.

5.2 SP-2020-13 - REVIEW OF PLAYGROUND EQUIPMENT FOR THE SOCIAL STARS LEARNING CENTER ON THE PROPERTY GENERALLY LOCATED AT 217 IRA COURT, ANDOVER, KANSAS

Matt Cartwright of MJC Architecture, representing the applicant, introduced himself and his colleague Emma Schlittenhardt and provided an overview of the project, stating the purpose and mission of the Social Stars Learning Center and their intention to build an accessory playground structure.

Ms. Schlittenhardt stated that the playground will have rubber mulch fill with a minimum of four inches deep. Ms. Schlittenhardt stated that the area will have a small amount of drainage



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sloping at 2% that will be managed and remain on the subject property. Ms. Schlittenhardt stated that there will be minor improvements to the west side of the subject property, including the addition of picnic tables, a concrete walk along the side of the building, replacing privacy fence, and a new chain link fence on the East side of the building.

Mr. Kimble asked about the distance between the new sidewalk and the back of parked cars. Mr. Cartwright stated that the distance will be increased with improvements to the project site but that the existing parking lot will not be modified.

Mr. Allison asked what was currently in the space East of the building between the building and the parking area. Ms. Schlittenhardt stated that it was shrubbery and loose gravel.

Mr. Golka asked how the grading of the site would be impacting with the addition of the playground. Mr. Cartwright stated that they are planning to add small areas of new pavement but the increase in impervious pavement won't impact the drainage on the site. Mr. Cartwright stated that he can add modified grading to the site plan. Mr. Golka stated that he wasn't concerned with the impervious area but was concerned that the mound of the playground could create drainage issues. Mr. Cartwright stated that he could make adjustments to the site plan pertaining to grading and send it to staff, including the addition of critical elements as it relates to ADA features.

Mr. Woolsoncroft asked if the area would be lit after hours of operation. Mr. Cartwright said no. Mr. Woolsoncroft recommended checking the fall zone around equipment item #11 and consider shifting it to the north. Mr. Cartwright stated that they could look at shifting it.

Mr. Henry asked about the base below the mulch. Mr. Cartwright stated that the base is a porous gravel layer. Mr. Golka asked if there was any review of soil conditions. Mr. Cartwright stated that there was no geotechnical work done due to the scale of the project. Mr. Mangus stated that the grading should be at 2% to get any standing water out of the playground surface area and avoid any molding issues. Mr. Cartwright stated that the playground area will have to have diligent maintenance from the learning center staff.

Mr. Kimble asked if Mr. Mangus was concerned with the existing driveway width inside the parking lot. Mr. Mangus said no as the distance is very close to the required driveway width dimensions.

Mr. Golka asked if the applicant had any plans to construct bollards to help protect the building. Mr. Cartwright stated that he would discuss that with the applicant to see if they shared that concern.

Mr. Henry asked if the applicant has anticipated any issues with pick-up or drop-off at the location. Cassie McAllister, representing Social Stars Learning Center, said that they will have a maximum of 18 children and 12 staff at the facility and that she is not concerned as some children will be bussed into the facility. Mr. Mangus stated that he doesn't anticipate any



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conflicts with seven open parking spaces, a maximum of 12 staff, and pick-up and drop-off of 18 children.

Mr. Allison asked about the locations on the site that will have chain link fencing. Mr. Cartwright stated that the Southeast and North sides of the property would have chain link fencing but will ultimately transition to cedar on the West side of the property.

Mr. Kimble asked if there would be any issues concerning Fire Department accessibility with the current driveway configuration. Mr. Roosevelt stated that the fire truck would stop at the apron so there would be no need for a truck to enter the driveway area.

Mr. Allison asked if the committee was comfortable approving the proposed site plan as long as staff had an opportunity to review any changes in proposed grading. Mr. Henry stated that he would be comfortable approving the site plan as long as the city engineer reviews and approves it.

Homer Henry made a motion to approve agenda item SP-2020-13 as long as the applicant addresses any outstanding comments from City staff. Motion seconded by Dave Foley. Motion carried 6/0.

5.3 REVIEW AND APPROVE THE 2021 SITE PLAN REVIEW COMMITTEE MEETING CALENDAR

Mr. Constantino stated that there were some slight revisions to the 2021 schedule and noted the date changes were due to observed holidays.

Homer Henry made a motion to approve the 2021 Site Plan Review Committee schedule. Motion seconded by Dave Foley. Motion carried 6/0.

6. MEMBER ITEMS

Mr. Kimble stated that the Andover Body Shop project that was approved by the Site Plan Review Committee at their December 1st meeting is currently on hold as the applicant is potentially pursuing alternative locations.

Mr. Woolsoncroft asked if staff could include a visual showing the surrounding area of subject properties in future agenda packets. Mr. Constantino stated that staff could provide a visual to give the committee members better context of the surrounding area.

Mr. Henry asked if staff was considering a digital packet format similar to the City Council. Mr. Constantino stated that staff successfully transitioned the Planning Commission and the Subdivision Committee to digital packets and the iCompass system in 2020 and intends to begin the process of moving the Site Plan Review Committee to a digital packet within the first few months of 2021.



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7. ADJOURN

Todd Woolsoncroft made a motion to adjourn. Motion seconded by Homer Henry. Motion carried 6/0. The meeting was adjourned at 7:06 pm.

***Live Public Comment**

Those wishing to participate remotely with public comment will be required to do so via web conference (requires internet connection). You must register with the City of Andover no less than 24 hours prior to the start of the meeting to participate. If participating remotely, an individual is required to submit their name, email address, phone number and item they wish to speak about to the City, by emailing the previous information to Planning&Zoning@AndoverKS.com. Those registering in advance will be provided instructions on how to connect with the live meeting. Commenters will be called upon by name to provide comment during the live meeting and all regular time limits will apply.

If you have any questions prior to the hearing, please call (316) 733-1303.