



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

SITE PLAN REVIEW COMMITTEE MINUTES

DECEMBER 1, 2020 | 6:00pm

VIRTUAL MEETING*

[MEETING LINK](#)

1. CALL TO ORDER

Doug Allison called the meeting to order at 6:02 pm.

2. ROLL CALL

Committee Members in attendance: Doug Allison, Homer Henry, Vu Nguyen, Brandon Wilson, and Todd Woolsoncroft. Member Dave Foley arrived late. Member Don Kimble recused himself. Staff in attendance: Jennifer McCausland, City Administrator; Lance Onstott, Assistant City Administrator; Les Mangus, Director of Community Development; and Justin Constantino, Assistant Director of Community Development.

3. APPROVAL OF THE MINUTES OF THE NOVEMBER 3, 2020 MEETING

Todd Woolsoncroft made a motion to approve the minutes of the November 3, 2020 meeting as presented. Motion seconded by Homer Henry. Motion carried 6/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 SP-2020-10 - REVIEW OF AN AUTO BODY SHOP ON THE PROPERTY GENERALLY LOCATED AT 115 W. CLOUD AVENUE, ANDOVER, KANSAS

Don Kimble, representing the applicant, introduced himself and addressed the most recent staff comments. Mr. Allison asked staff if Mr. Kimble addressed their comments. Mr. Constantino stated that the applicant has requested relief from staff's request to provide a landscaped endcap on the southwest side of the property adjacent to the dumpster. Mr. Constantino stated that the applicant did not provide sign calculations using the polygon method as required by the Unified Development Manual (UDM) but that the sign information provided appeared to meet the UDM dimension requirements.

Mr. Wilson asked if trash related to the site would be located behind the cedar fence. Mr. Kimble said yes.

Mr. Allison asked if the canopy was going to be included in Phase 2 of the project. Mr. Kimble said yes, Phase 1 of the project includes an overhang and Phase 2, involving the addition of canopy, would be constructed at a later date. Mr. Allison stated that the applicant had done a good job with the project.

Mr. Wilson asked if there was a standard that could be put in place for vehicle storage to be located behind the fenced area. Mr. Kimble stated that wouldn't be a problem.



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Mr. Wilson asked if there would be a mud trap located on site. Kirk Miller, engineer representing the applicant, stated that he could show a mud trap on the plan, that it is required by code, and will be appropriately engineered. Mr. Mangus stated that details involving the mud trap would be worked out during code review of the construction documents.

Mr. Wilson asked about the required offsite sewer easement. Mr. Kimble stated that the applicant is working with neighboring Zips Car Wash to obtain the easement. Mr. Mangus stated that the project will be a public extension of the sewer.

Mr. Wilson stated that the applicant did a great job improving the aesthetics of the site.

Mr. Woolsoncroft stated that the applicant had several nice solutions to the comments made by the Site Plan Review Committee. Mr. Woolsoncroft asked about the ¼ twelve pitch of the metal roof. Mr. Kimble stated that the pitch was confirmed with the manufacturer.

Mr. Wilson asked that the screen walls on the roof be proportionally-sized to hide the mechanical equipment. Mr. Kimble stated that the mechanical equipment would be appropriately screened.

Mr. Allison asked about whether or not the proposed monument signage was the final proposal as there is some height discrepancy between the images. Mr. Kimble stated that a new monument sign would be submitted at a later date.

Mr. Henry asked Mr. Wilson if his drainage concerns had been addressed. Mr. Wilson stated that the City has since hired an engineer from PEC Engineering and that he is comfortable with the City engineer making the final call.

Homer Henry made a motion to approve agenda item SP-2020-10. Motion seconded by Todd Woolsoncroft. Member Don Kimble abstained. Motion carried 4/0/1.

Mr. Kimble excused himself from the remainder of the meeting.

5.2 SP-2020-11 - REVIEW OF RESIDENTIAL SIGNAGE AND LANDSCAPE FOR THE HERITAGE FIRST ON THE PROPERTY GENERALLY LOCATED AT DOUGLAS AVENUE AND YORKTOWN PARKWAY, ANDOVER, KANSAS

Jason Gish of MKEC Engineering, representing the applicant, introduced himself and provided a presentation of the proposed sign plan. Mr. Gish explained that the applicant would be seeking a variance regarding the sign being located in the 15-foot front yard setback and the height of the sign message area exceeding the maximum height of 8 feet.

Mr. Wilson asked if the signage would be internally lit or ground lit. Mr. Gish said that the signage would be internally lit. Mr. Gish stated that the partial wraparound design element on the sign could be lit as different colors similar to the Andover Public Library signage.



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Mr. Woolsoncroft asked if the signs were located in any easements. Mr. Gish said no.

Mr. Woolsoncroft asked why the applicant was seeking so many variances. Mr. Gish stated that he missed the section in the UDM discussing the setback requirements for the signs and that in the future that will likely have to be something that is addressed during the platting process. Mr. Mangus stated that in the future, the monument sign locations would be addressed in the planned unit development (PUD) language so that the applicant wouldn't have to go through the variance process. Mr. Woolsoncroft asked if the City should consider modifying the setback requirement. Mr. Mangus stated that this particular project is denser than other housing projects that the City is accustomed to seeing and that this project is unique in that the PUD specifies smaller lot sizes for single-family homes.

Mr. Woolsoncroft asked for clarification regarding the point of attachment of the sign. Mr. Mangus stated that the UDM defines maximum height and what is considered a sign.

Homer Henry made a motion to approve agenda item SP-2020-10. Motion seconded by Doug Allison. Motion carried 5/0.

5.3 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

Troy Hertel of SJCF Architecture, representing the applicant, introduced himself and addressed the architecture-related staff comments. Mr. Hertel stated that they were not able to provide elevations of the bleachers but would be providing them on the next submittal. Mr. Hertel stated that the bleachers had a metal panel and were wrapped in a chain link fence. Mr. Hertel stated that building setbacks would be added to the site plan per zoning requirements, and that the sign details for the "Concessions" sign shows that the sign is 23 square feet. Mr. Hertel stated that he would provide parking lot light details on the next submittal.

Pat Baer of Baughman Company, representing the applicant, addressed staff's comments regarding ADA requirements and said that the fire lane to the north would need to remain based on fire code requirements. Mr. Baer called out two locations and confirmed that there would be ADA access to the existing doors. Mr. Baer stated that the "drain down box" was included in the plan set.

Mr. Wilson stated that he would be abstaining from the vote on this item, but recommended that the applicant consider adding a more pleasing visual to the back of the concession stand such as continuing the EIFS around the entire structure. Mr. Hertel said that they could do something like that.

Mr. Wilson asked if there would be any type of screening behind the bleachers such as shade trees. Mr. Hertel stated that the fencing behind the bleachers was chain link and that they could put shade trees behind the bleachers for screening. Mr. Wilson stated that he was more



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in favor of wrought iron or aluminum fencing as opposed to chain link fencing. Gary Holler of SJCF Architecture stated that they intend to use black vinyl fencing with some chain link fencing throughout the site. Mr. Wilson asked if the fencing could potentially blend with the existing fencing at the entrance of the stadium. Mr. Baer said that the trees and lighting would detract from the fencing and have a negative impact on the black vinyl. David Jackson of USD 385 stated that pliable aluminum could be damaged and allows for people to sneak into the stadium.

Mr. Wilson asked about the storm drain and the 17.2% slope, potential maintenance issues, and whether or not the applicant should consider a stair step. Mr. Baer stated that the reasoning for using the slope was to make sure that the water gets off the sidewalk area.

Mr. Henry asked about storm sewer concerns and whether or not the issues would impact the road. Mr. Mangus stated that the storm sewer was internal to the site and therefore private, not public. Mr. Baer stated that there is currently one inlet on the site, so the drainage will be significantly improved. Mr. Mangus stated that a significant rain event would likely mean that the ongoing sporting event was cancelled anyway.

Mr. Baer stated that he would coordinate with City staff to address landscaping.

Mr. Allison stated that it was his opinion that this agenda item should be pushed to next month based on the number of comments. Mr. Mangus stated that would give the applicant two weeks to address any comments or concerns.

Homer Henry made a motion to approve agenda item SP-2020-10. Motion seconded by Doug Allison. Motion carried 5/0/1.

6. MEMBER ITEMS

Mr. Henry stated that it was sometimes difficult to follow along with the applicant when a visual wasn't being shown on the screen during the meeting. Mr. Onstott stated that staff would discuss visual presentations and screen-sharing with the applicants prior to the future meetings.

Mr. Allison asked if Mr. Constantino had received his e-mail prior to the meeting requesting that the City send him notifications to a different e-mail address. Mr. Constantino stated that he received the e-mail and would update the contact list.

7. ADJOURN

Homer Henry made a motion to adjourn. Motion seconded by Doug Allison. Motion carried 5/0. The meeting was adjourned at 7:58 pm.



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Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

Approved on the ____ day of ____, 2021 by the Site Plan Review Committee, City of Andover.