



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

SITE PLAN REVIEW COMMITTEE MINUTES

JULY 6, 2021 | 6:00pm
ANDOVER CENTRAL PARK LODGE | 1607 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson Doug Allison called the meeting to order at 6:05 pm.

2. ROLL CALL

Committee Members in attendance: Doug Allison, Dave Foley, Homer Henry, Vu Nguyen, and Todd Woolsoncroft. Member Brandon Wilson was absent. Staff in attendance: Lance Onstott, Assistant City Administrator, and Les Mangus, Director of Community Development.

3. APPROVAL OF THE MINUTES OF THE JUNE 1, 2021 MEETING

Homer Henry made a motion to approve the minutes of the June 1, 2021 meeting as presented. Motion seconded by Todd Woolsoncroft. Motion carried 5/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 SP-2021-06– REVIEW OF A DRIVE-THROUGH FACILITY FOR JUMP START ON THE PROPERTY GENERALLY LOCATED AT 2035 N. ANDOVER ROAD, ANDOVER, KANSAS

Mr. Allison removed himself from the Site Plan Review Committee to present the agenda item representing the applicant. Mr. Allison stated that the proposed project is to add a drive-through window on the south side of the existing convenience store building. Mr. Allison stated that the project would include some parking restriping and that staff recommended a buffer between the exiting drive-through traffic and the parking spaces. Mr. Allison stated that his plan shows 17 parking spaces.

Mr. Henry asked if there was a prevention from a person in the southernmost parking space opening their car door and hitting the guardrail. Mr. Allison stated that the revision depicts a three-foot wide painted striped area. Mr. Henry stated that he would suggest a solid structure to separate the exit traffic from the parking spaces.

Mr. Henry asked how long the gas station was there. Mr. Mangus stated it was opened in the 1980s. Mr. Woolsoncroft asked if the flow of the traffic would affect the trash collection on the site. Mr. Allison said no.

Mr. Foley asked if there were any landscaping requirements required. Mr. Mangus stated that the applicant is only required to make site changes in-line with their proposed site modifications, so no landscaping changes are required.

Homer Henry made a motion to approve the drive-through facility for Jump Start on the property generally located at 2035 N. Andover Road with the condition that a 3-foot curb be added to



separate the exit traffic from the parking at the southeast corner of the building. Motion seconded by Vu Nguyen. Motion carried 4/0.

5.2 SP-2021-11 – REVIEW OF REPLACEMENT SIGNAGE FOR BUTLER COMMUNITY COLLEGE ON THE PROPERTY GENERALLY LOCATED AT 715 E. 13TH STREET, ANDOVER, KANSAS

Colin Heagler of Trimark Signs, representing the applicant, stated that they had originally intended to remove the existing pole sign and use the base to construct a monument sign, but was informed by staff that the existing sign and base was located in the right-of-way, so they intend to move the sign inward on the property and construct a new monument sign at the new location. Mr. Heagler stated that he worked with Evergy to ensure that the new location was sufficient.

Chairperson Allison asked if staff was comfortable with the proposed landscaping around the proposed monument sign. Mr. Mangus said yes. Mr. Woolsoncroft asked if the landscaping was going to be irrigated. Mr. Heagler said he imagines it will be irrigated.

Mr. Henry asked about the sign material. Mr. Heagler stated that the material was a faux-stucco. Mr. Woolsoncroft asked if the sign was going to be lit. Mr. Heagler stated that the sign would be illuminated and would match the sign at the El Dorado campus.

Homer Henry made a motion to approve the signage for Butler Community College on the property generally located at 715 E. 13th Street. Motion seconded by Dave Foley. Motion carried 5/0.

5.3 SP-2021-12 – REVIEW OF THE REVISED LANDSCAPING PLAN FOR THE USD 385 CENTER FOR ADVANCED PROFESSIONAL STUDIES ON THE PROPERTY GENERALLY LOCATED AT 1122 N. 159TH STREET EAST, ANDOVER, KANSAS

Mr. Mangus stated that the SPRC requested that additional erosion control be added to the site near the signage on the property at the June 1st meeting. Mr. Mangus stated that there is a ditch approximately 3-4 feet deep near the corner of existing sign that has several plants surrounding it.

Chairperson Allison stated that the request included ground coverage in addition to erosion control measures.

Homer Henry made a motion to table the revised landscaping plan for the USD 385 Center for Advanced Professional Studies on the property generally located at 1122 N. 159th Street so that the applicant could provide the SPRC with information pertaining to the type of landscaping that they will be installing on the site near the sign. Motion seconded by Dave Foley. Motion carried 5/0.



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

SITE PLAN REVIEW COMMITTEE MINUTES

JULY 6, 2021 | 6:00pm
ANDOVER CENTRAL PARK LODGE | 1607 E. CENTRAL AVE.

6. MEMBER ITEMS

Mr. Henry asked if the City would advertise soon for the open SPRC position. Mr. Mangus said yes.

Mr. Onstott followed up with a question asked by the SPRC at the last meeting regarding whether or not the SPRC gets reviews for projects in the right-of-way. Mr. Onstott stated that the SPRC technically does not get a review based on the text within the Unified Development Manual.

7. ADJOURN

Homer Henry made a motion to adjourn. Motion seconded by Todd Woolsoncroft. Motion carried 5/0. The meeting was adjourned at 6:50 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

Approved on the 3rd day of August 2021 by the Site Plan Review Committee, City of Andover.