



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

SITE PLAN REVIEW COMMITTEE MINUTES

SEPTEMBER 7, 2021 | 6:00pm
ANDOVER CENTRAL PARK LODGE | 1607 E. CENTRAL AVE.

1. CALL TO ORDER

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

2. ROLL CALL

Committee Members in attendance: Doug Allison, Dave Foley (arrived late), Homer Henry, Brandon Wilson and Todd Woolsoncroft. Staff in attendance: Les Mangus, Director of Community Development and Justin Constantino, Assistant Director of Community Development.

3. APPROVAL OF THE MINUTES OF THE AUGUST 3, 2021 MEETING

Homer Henry made a motion to approve the minutes of the August 3rd, 2021 meeting as presented. Motion seconded by Todd Woolsoncroft. Motion carried 4/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

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

Pat Baer of Baughman Company, representing the applicant, stated that they have revised the landscape plan to depict additional erosion control throughout the project site, including the installation of permanent turf reinforcement and regrading and filling ruts throughout. Mr. Baer stated that additional plantings have been added to surround the monument sign.

Mr. Henry asked if the applicant was considering moving the monument sign back to the west side of the property from the east. Mr. Baer stated that there is no room on the west side of the property because of an elevation problem.

Mr. Allison asked if the planting bed would be lowered. Mr. Baer stated that the planting bed will be larger than originally built and that they want to lower the existing perimeter.

Todd Woolsoncroft asked if the monument sign would be illuminated and if the address would be posted on the sign. Mr. Baer said yes. Mr. Wilson stated that the applicant should ensure that the plantings around the sign do not cover the address numbers or face of the sign.

Mr. Henry asked if the area south of 13th Street was going to have grass. Mr. Mangus stated there is evidence of erosion in the area and that the culvert needs to be cleaned out. Mr. Mangus stated that there is some depression east of the culvert.



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Mr. Henry asked about the timeline for the general contractor to complete the project. Troy Hertel of SJCF Architecture, representing the applicant, stated that they would get to work as soon as the project is approved.

Todd Woolsoncroft made a motion to approve the revised landscaping plan for the USD 385 Center for Advanced Professional Studies as presented. Motion seconded by Dave Foley. Motion carried 5/0.

5.2 SP-2021-14 – REVIEW OF THE HOPE COMMUNITY CHURCH SITE PLAN FOR THE CONSTRUCTION OF A STORAGE SHED ON THE PROPERTY GENERALLY LOCATED AT 1831 E. 21ST STREET NORTH, ANDOVER, KANSAS

Scott Ramser of WDM Architects, representing the applicant, stated that Hope Community Church is looking to construct a new storage shed located behind the primary church building. Mr. Ramser stated that the new shed would be replacing a previously existing storage shed in the same location.

Mr. Allison asked if the storage shed would have the same colors as the primary building. Mr. Ramser said that the red color would be slightly different than the primary building but the gray color would be the same. Mr. Allison asked if the applicant has a profile of the metal panels. Mr. Ramser said that he does not have a sample, but the metal paneling would match the primary building. Mr. Allison asked if the storage shed would be a wood frame. Mr. Ramser said yes.

Mr. Henry asked if the applicant has reached out to the nearby children's home to inform them of the construction. Mr. Ramser said no, but he does not believe that the children's home will have an issue.

Mr. Woolsoncroft asked if the storage shed would be air conditioned or heated. Mr. Ramser said neither.

Mr. Allison asked if there would be any plumbing in the building. Mr. Ramser said no.

Homer Henry made a motion to approve the Hope Community Church Site Plan for the construction of a storage shed as presented. Motion seconded by Todd Woolsoncroft. Motion carried 5/0.

6. MEMBER ITEMS

None.

7. ADJOURN

Homer Henry made a motion to adjourn. Motion seconded by Doug Allison. Motion carried 5/0. The meeting was adjourned at 6:51 pm.



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Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

Approved on the 5th day of October 2021 by the Site Plan Review Committee, City of Andover.