



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

SITE PLAN REVIEW COMMITTEE MINUTES OCTOBER 5, 2021 | 6:00pm

ANDOVER CENTRAL PARK LODGE | 1607 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson Doug Allison called the meeting to order at 6:01 pm.

2. ROLL CALL

Committee Members in attendance: Doug Allison, Dave Foley, Homer Henry, Brandon Wilson and Todd Woolsoncroft. Staff in attendance: Lance Onstott, Assistant City Administrator, Les Mangus, Director of Community Development, Justin Constantino, Assistant Director of Community Development, and Chad Russell, Andover Fire Department Chief.

3. APPROVAL OF THE MINUTES OF THE SEPTEMBER 7, 2021 MEETING

Homer Henry made a motion to approve the minutes of the September 7, 2021 meeting as presented. Motion seconded by Dave Foley. Motion carried 5/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 **SP-2021-15 – REVIEW OF THE PRELIMINARY SITE PLAN FOR THE BUTLER COMMUNITY COLLEGE CULINARY ARTS BUILDING ON THE PROPERTY GENERALLY LOCATED SOUTH OF US 54/400 AND EAST OF S. ANDOVER ROAD IN THE MARKETPLACE SHOPPING CENTER, ANDOVER, KANSAS**

Matt Byrum of Hutton Construction, representing Butler Community College, introduced himself and stated that the applicant is proposing the construction of the Butler Community College Culinary Arts Building near the Marketplace shopping center. Mr. Byrum stated that the building footprint was originally 8800 square feet, but since preliminary plans have been submitted, the footprint has been reduced by approximately 1500 square feet. Mr. Byrum stated that the building will be single-story with a sloped roof, with a portion of the building having a flat roof to the east. Mr. Byrum stated that he is seeking comment on the preliminary submittal, and he intends to have the formal plans submitted by October 15th.

Mr. Byrum asked if he should calculate the parking requirements based on the use of trade and commercial schools or for a restaurant. Mr. Onstott requested that the applicant show the parking requirements for both uses on the site plan.

Mr. Wilson asked where the proposed building would be located. Mr. Byrum stated that the building will be located on lots 3, 4, and partially on lot 5 of the Marketplace Third Addition Final PUD. Mr. Allison asked if they would be using the eastern portion of lot 5. Mr. Byrum said they would not.



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Mr. Wilson asked why the approach to the building was not perpendicular to Cloud Avenue. Mr. Byrum stated that the approach was designed based on the situation of the proposed building. Mr. Wilson suggested straightening the approach to allow for greater parking lot maneuverability. Mr. Byrum stated that he would consider it.

Mr. Woolsoncroft asked if there would be cross-lot access to the property located to the east. Mr. Mangus stated that cross-lot access is not required. Mr. Woolsoncroft asked about the materials that to be used on the building. Mr. Byrum stated that the building would be constructed of EIFS, stucco, and brick with some metal paneling.

Mr. Allison asked about the profile of the roof. Mr. Byrum stated that the roof profile was not wide.

Mr. Byrum stated that the mechanical equipment on the roof would be properly screened. Mr. Byrum asked if the equipment was supposed to be fully-screened or screened from visibility at the ground level. Mr. Onstott stated that the Unified Development Manual (UDM) calls for the equipment to be screened from the ground level.

Mr. Allison asked about the framing on the sloped roof. Mr. Byrum stated that the roof would be CLT (cross-laminated timber). Mr. Allison asked if the building would have a sprinkler system. Mr. Byrum stated that he was pushing for a sprinkler system in the event that there is a future add-on to the building.

Mr. Henry asked if the landscaping would be irrigated. Mr. Byrum said yes, the irrigation work would be shown on the final plan submittal.

Mr. Allison thanked Mr. Byrum for attending the meeting. Mr. Byrum stated that he would be submitting the final site plan set by October 15th.

5.2 **SP-2021-16 – REVIEW OF SIGNAGE FOR VAPOR 100 ON THE PROPERTY GENERALLY LOCATED AT 420 S. ANDOVER ROAD, ANDOVER, KANSAS**

Mr. Allison asked if the applicant was in attendance. Mr. Constantino stated that the applicant was unable to attend but has been responsive to staff discussions regarding the proposed signage.

Mr. Wilson asked if the sign would be constructed using channel lettering. Mr. Mangus stated that the site plan application did not state that the wall sign would be made of channel lettering.

Mr. Wilson stated that the occupant of the tenant space has put up blue lighting around the front window and asked if that was allowed. Mr. Mangus stated that staff's response could be limited if the lighting isn't part of the proposed signage. Mr. Onstott stated that any site lighting is required to remain on the site and that the site must abide by footcandle limitations as specified in the UDM.



Mr. Henry asked how staff determines the allowed size of a wall sign. Mr. Mangus stated that the size was based on the elevation measurements of the building. Mr. Constantino stated that the applicant is allowed six additional square feet for their wall sign because the building façade is approximately 140 feet from the right-of-way line. Mr. Mangus stated that the applicant is allowed an additional square foot for every 25 feet the sign is located from the right-of way.

Mr. Wilson suggested that the applicant remove any sign remnants of the previous tenant prior to installation.

Homer Henry made a motion to approve the Vapor 100 sign with the conditions that staff confirm with the applicant that channel lettering is used and ensuring that any signage or sign remnants from the previous tenant is removed prior to installation. Motion seconded by Dave Foley. Motion carried 5/0.

5.3 FAMILY FUTURE FORWARD SALES TAX UPDATE

Mr. Onstott provided a brief overview of the sales tax update, stating that the intent of the 1% sales tax increase was to construct a new fire station at Andover Road and Minneha Avenue as well as renovations to the existing Fire Station #1. The sales tax would also contribute to a re-imagination of 13th Street Sports Park.

Mr. Wilson asked about the funding source for the recent Yorktown Parkway and dog park improvements. Mr. Onstott stated that funding came from the existing 1% sales tax and that funding for the dog park came from the general fund or park improvements.

Chief Russell stated that the intent of the sales tax was to improve the conditions of the existing fire station as well as improve emergency response time to meet the City's growing population needs.

Mr. Wilson asked if the City has heard feedback from the surrounding neighborhood of the proposed fire station location. Chief Russell stated that fire department staff has gone door-to-door in the neighborhood and the proposed fire station has received a positive response from neighbors. Chief Russell stated that he received some concerns from neighbors regarding sound and light pollution, but the new fire station will be constructed in a way to reduce neighborhood concerns. Chief Russell stated that the building will be situated facing the street to increase visibility of the department and encourage neighbors to approach the fire department staff. Chief Russell stated that the building will act as a buffer to reduce noise in the neighborhood, and that he intends to consult the Site Plan Review Committee throughout the approval process to properly mitigate any light and noise pollution on the property.



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6. MEMBER ITEMS

None.

7. ADJOURN

Homer Henry made a motion to adjourn. Motion seconded by Dave Foley. Motion carried 5/0. The meeting was adjourned at 7:14 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

Approved on the 2nd day of November 2021 by the Site Plan Review Committee, City of Andover.