



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

SITE PLAN REVIEW COMMITTEE MINUTES NOVEMBER 2, 2021 | 6:00pm

ANDOVER CENTRAL PARK LODGE | 1607 E. CENTRAL AVE.

1. CALL TO ORDER

Acting Chairperson Todd Woolsoncroft called the meeting to order at 6:07 pm.

2. ROLL CALL

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

3. APPROVAL OF THE MINUTES OF THE OCTOBER 5, 2021 MEETING

Homer Henry made a motion to approve the minutes of the October 5, 2021 meeting as presented. Motion seconded by Dave Foley. Motion carried 4/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 SP-2021-15 – REVIEW OF THE 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 the applicant, stated that it was the applicant's intent to construct a culinary arts building on lots 3, 4, and partially lot 5 of Marketplace Commercial Third Addition. Mr. Byrum stated that they have answered all outstanding staff questions.

Mr. Woolsoncroft asked if the site signage would be considered at a later date. Mr. Byrum confirmed that a corresponding sign package would be submitted at a later date.

Mr. Henry asked if the project would disrupt the existing utilities. Mr. Byrum confirmed that the utilities would not be disrupted.

Mr. Woolsoncroft asked about the screening of mechanical equipment. Mr. Byrum stated that there were two condensers on the east side of the building that would be screened by a fence. Mr. Byrum stated that the mechanical equipment was shielded and confined within the center volume of the building.

Homer Henry made a motion to approve the Butler Community College Culinary Arts Building Site Plan. Motion seconded by Dave Foley. Motion carried 4/0.



5.2 SP-2021-17 – REVIEW OF SIGNAGE FOR EDWARD JONES INVESTMENTS ON THE PROPERTY GENERALLY LOCATED AT 1953 N. ANDOVER ROAD, ANDOVER, KANSAS

John Lay of George Lay Signs Inc., representing the applicant, stated that the applicant intends to remove the existing signage at the Edward Jones Investments office located at 1953 N. Andover Road and construct a wall sign on the building. Mr. Lay stated that the sign would be internally lit and channel displayed.

Mr. Woolsoncroft asked if the raceway would match the roof color. Mr. Lay stated that he believed that the raceway would be a bronze or black metal. Mr. Woolsoncroft asked if the roof plane on the building was sloped. Mr. Lay stated that he believed that the roof was vertical.

Mr. Henry asked about the age of the building. Mr. Mangus stated that the building was approximately 40 years old.

Homer Henry made a motion to approve the Edward Jones Investments sign located at 1953 N. Andover Road. Motion seconded by Dave Foley. Motion carried 4/0.

5.3 SP-2021-09 – REVIEW OF FENCE ELEVATIONS ON THE PROPERTIES GENERALLY LOCATED AT 1509 & 1519 N. ANDOVER ROAD, ANDOVER, KANSAS

Mr. Constantino stated that the Site Plan Review Committee (SPRC) originally approved Phase 1 and the concept of Phase 2 of the 1509 & 1519 N. Andover Road Site Plan at the June SPRC meeting. Mr. Constantino stated that the applicant has revised the fence elevation on the plan and was seeking approval from the SPRC on the fence modification.

Doug Allison of TEAM Architecture, representing the applicant, stated that the applicant was seeking to construct a cedar fence of varying heights with trim added.

Mr. Wilson asked if the fence would continue all the way to Andover Road. Mr. Allison stated that was the applicant's intent. Mr. Mangus stated that the fence could not reside in the setback area and would need to be placed approximately 16 feet from the property line at Andover Road.

Mr. Wilson asked if new landscaping was planned east of the loading zone. Mr. Allison said yes.

Mr. Mangus stated that the fence height was allowed to be four feet tall at the setback line.

Mr. Wilson asked if the fencing was going to have texture on both sides of the fence. Mr. Allison stated that the fencing would only have texture on one side facing the commercial property. Mr. Wilson stated that the fence should end west of the painted walkway located within the parking lot.



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Homer Henry made a motion to approve the fence elevations at 1509 and 1519 N. Andover Road with the conditions that the fence shall be no less than 16 feet from the property line, located on the west side of the painted walkway, shall not exceed four feet at the setback line, and be double-sided. Motion seconded by Todd Woolsoncroft. Motion carried 4/0.

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 7:19 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

Approved on the 7th day of December 2021 by the Site Plan Review Committee, City of Andover.