



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

SITE PLAN REVIEW COMMITTEE MINUTES
DECEMBER 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, Homer Henry, and Todd Woolsoncroft. Brandon Wilson was absent. 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 2, 2021 MEETING

Homer Henry made a motion to approve the minutes of the November 2, 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-2021-18 – REVIEW OF THE PRELIMINARY SITE PLAN FOR THE RUSTED ROOSTER ON THE PROPERTY GENERALLY LOCATED AT 837 N. ANDOVER ROAD, ANDOVER, KANSAS

Matt Cartwright of MJC Architecture, representing the applicant, stated that the intent of the project was to increase the overall size of the building, which would allow for greater seating. Mr. Cartwright stated that the increase in seating would require additional parking. Mr. Cartwright stated that the building size increase will also allow for the construction of a second bathroom that is compliant with the 2010 building code. Mr. Cartwright stated that the addition addresses the American with Disabilities Act (ADA) entrance, with a new exterior entry that goes directly into the dining area.

Mr. Cartwright stated that the proposed parking falls just short of the parking requirements in the City of Andover zoning regulations, but cited language from the International Building Code (IBC) that an exemption from the required parking may be granted by the City Building Official.

Mr. Mangus stated that the parking requirement is at his discretion as the City's zoning administrator. Mr. Mangus suggested that the applicant seek a cross-lot parking agreement with the neighboring City of Andover Police Department to allow for Rusted Rooster parking in the police station parking lot. Ms. McCausland stated that the applicant would need to provide the City with a draft agreement that would be reviewed by the City attorney and ultimately approved by the City Council.



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Mr. Cartwright stated that staff had a few comments regarding landscaping. Mr. Henry asked if the large elm tree on the front of the property would impact the site. Mr. Cartwright stated that the entry patio would be sculpted around the tree. Mr. Mangus stated that the existing landscaping does not match the approved landscaping plan and that additional landscaping would have to be provided to shield the parking spaces along Willow Road as well as landscaping around the existing dumpster. Mr. Mangus stated that the parking space adjacent to the south building wall requires a 2' concrete strip to provide space for the driver of the parked vehicle to exit.

Mr. Mangus brought up the site lighting and asked about the area south of the parking spots on Willow Road. Mark Wagner of Icon Structures, representing the applicant, stated that they would provide downshade lighting to keep the site lighting on the site.

Mr. Allison asked about why the project was presented as one phase but two additions. Mr. Cartwright stated that it was for budgetary reasons. Mr. Allison asked if the proposed exterior materials were going to match the existing materials. Mr. Cartwright said that the colors would match and that the applicant intends to install garage doors on the front of the building as a seasonal amenity.

Mr. Woolsoncroft asked where the new equipment would be going in the kitchen and the type of exhaust the applicant intended to use. Mr. Cartwright stated that the applicant will be using a Type 1-style hood but will factor in equipment accordingly.

Mr. Mangus asked about the parapet height. Mr. Cartwright stated that the height was about 6 inches.

Mr. Allison asked about the direction of the drainage on the existing roof. Mr. Cartwright stated that the roof drains to the west, and that the new south side drains south.

Mr. Cartwright requested that the preliminary site plan application be formally changed to a final site plan application in the interest of moving the project forward. Mr. Mangus stated that staff has only had the applicant revisions for one day and that it would be unfair to the fire department, public works department, and City engineer to proceed with their comments unaddressed. Mr. Constantino stated that he spoke with the City engineer the morning of the meeting and the engineer explicitly stated that his grading comments regarding proposed contours and spot elevations had not been addressed by the applicant. Mr. Cartwright stated that grading concerns were not relative to a project of this scale.

Mr. Mangus stated that the City attorney would require review of the draft parking agreement anyway, and that the legal review typically takes two weeks. Mr. Mangus stated that there are still outstanding comments pertaining to landscaping and the 2' concrete strip.

Homer Henry made a motion to approve the final site plan with the condition that the landscaping be addressed, the 2' concrete strip be added adjacent to the parking space, a parking agreement between the applicant and City is approved by the Governing Body, and all



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*outstanding staff comments are addressed by the applicant. Motion seconded by Dave Foley.
Motion carried 4/0.*

6. MEMBER ITEMS

None.

7. ADJOURN

Homer Henry made a motion to adjourn. Motion seconded by Dave Foley. Motion carried 4/0. The meeting was adjourned at 7:38 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

Approved on the 4th day of January 2022 by the Site Plan Review Committee, City of Andover.