



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, Matt Linke, 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 FEBRUARY 1, 2022 MEETING

Homer Henry made a motion to approve the minutes of the February 1, 2022 meeting as presented. Motion seconded by Dave Foley. Motion carried 4/0/1.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 SP-2022-02 – REVIEW OF THE LANDSCAPE PLAN FOR THE ANDOVER SQUARE SHOPPING CENTER GENERALLY LOCATED AT 127 W. CENTRAL AVENUE, ANDOVER, KANSAS

Matt Cartwright of MJC Architecture, representing the applicant, stated that the applicant desires to modify the existing nonconforming site at Andover Square Shopping Center by moving the planting bed off of the sidewalk to more effectively screen vehicle parking and reduce the possibility of mulch washing onto the neighboring sidewalk along Andover Road. Mr. Cartwright stated that the applicant desires to remove the Karl Foerster grass and replace it with little-bluestem grass and that there are discussions regarding the installation of smaller Japanese maple or red maple trees on the site. Mr. Cartwright stated that the applicant will be installing four shade trees at recommended spacing and regular maintenance of the property will occur by hand.

Dr. Foley stated that Japanese maples typically don't grow too large and they don't like full sun. Dr. Foley asked if the property would be mulched. Mr. Cartwright stated that the property would contain cedar mulch. Mr. Henry stated that the area could potentially be difficult to maintain to avoid mulch from spilling out over the public sidewalk.

Dr. Foley asked about the existing trash dumpsters located throughout Andover Square. Mr. Cartwright stated that the green dumpster was still there. Bob Kaplan, the applicant, stated that the City has extended the Conditional Use for the liquor store for a six-month period to determine if a drive-through will be added to the site, and relocating the green dumpster was contingent upon the drive-through project taking place. Mr. Constantino stated that the Unified Development Manual (UDM) language states that SPRC review is limited to the specific



change being made on the building or site, and since the requested change is strictly landscaping, the location and removal of the dumpster is not applicable. Mr. Henry stated that the SPRC would recommend that the tenant at the liquor store relocate the dumpster.

Mr. Woolsoncroft asked if the T-post signage outside of the liquor store would be removed as part of this project. Mr. Kaplan stated that he has had many discussions with the owner of the liquor store regarding the removal of the signage and that they will be removed with this beautification project.

Mr. Henry asked if the proposed plan meets the existing landscape requirements. Mr. Mangus stated that the project is not required and the applicant is here to improve the site on their own volition. Mr. Henry asked if there would be a tree located in planting bed three. Mr. Cartwright said no.

Mr. Allison asked if the border around the planting area was mulch or turf. Mr. Cartwright stated that it is existing grass.

Homer Henry made a motion to approve the revised Andover Square Shopping Center landscape plan. Motion seconded by Dave Foley. Motion carried 5/0.

5.2 *Chairperson Doug Allison recused himself from the meeting. Todd Woolsoncroft served as Acting Chairperson.*

**SP-2021-09 – REVIEW OF THE REVISED LANDSCAPE PLAN FOR THE PROPERTIES
GENERALLY LOCATED AT 1509 & 1519 N. ANDOVER ROAD, ANDOVER, KANSAS**

Doug Allison of TEAM Architecture, representing the applicant, stated that the applicant desires to modify the street yard landscaping at the northeast, southeast, and northwest corners of the subject property. Mr. Allison stated that grass turf is being replaced with Colorado cobblestone throughout, and mulched areas will be set into the cobblestone to accommodate the plantings. Mr. Allison stated that a patio has been added north of the ramp, and a children's train feature will be located at the northeast corner of the subject property. Mr. Allison stated that the original, approved landscape plants are still in the same quantities and locations as previously. Mr. Allison stated that the applicant desires to remove the grass in the right-of-way and replace it with paving.

Mr. Linke asked how much of the area was going to be paved versus grass. Mr. Mangus stated that the City regulations require that 55% of the subject property has to be made up of living plant materials. Mr. Allison stated that he could discuss the requirement further with the applicant to ensure that the site layout is something that they desire.

Mr. Woolsoncroft asked if the property was going to be irrigated. Mr. Allison said yes.

Mr. Linke asked about the children's train feature and whether or not the location near a busy intersection could be a safety concern. Mr. Allison stated that he could speak to the applicant about the location of the train feature.



PLANNING & ZONING
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SITE PLAN REVIEW COMMITTEE MINUTES

MARCH 1, 2022 | 6:00pm

ANDOVER CENTRAL PARK LODGE | 1607 E. CENTRAL AVE.

Homer Henry made a motion to table the agenda item to allow the applicant additional time regarding the location of the children's train feature and to determine the proper landscaping totals to meet the requirements. 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 7:01 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

Approved on the 5th day of April 2022 by the Site Plan Review Committee, City of Andover.