



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

SITE PLAN REVIEW COMMITTEE AGENDA

APRIL 5, 2022 | 6:00pm
ANDOVER CENTRAL PARK LODGE | 1607 E. CENTRAL AVE.

1. CALL TO ORDER

Acting Chairperson Todd Woolsoncroft called the meeting to order at 6:00 pm.

2. ROLL CALL

Committee Members in attendance: Acting Chairperson Todd Woolsoncroft, Dave Foley, Homer Henry, and Matt Linke. Chairperson Doug Allison was absent. Staff in attendance: Les Mangus, Director of Community Development and Justin Constantino, Assistant Director of Community Development.

3. APPROVAL OF THE MINUTES OF THE MARCH 1, 2022 MEETING

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

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Mr. Mangus stated that the Community Development department has had a very active start to the new year in terms of zoning and platting submittals, meaning the Site Plan Review Committee (SPRC) should be seeing a steady volume of reviewable projects in the near future.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 SP-2021-15 – REVIEW OF THE SIGN PLAN AND REVISED LANDSCAPE PLAN FOR THE REDLER INSTITUTE OF CULINARY ARTS GENERALLY LOCATED AT 622 E. CLOUD AVENUE, ANDOVER, KANSAS

Matt Byrum of Hutton Construction, representing the applicant, stated that the original Butler Community College Culinary Arts Building site plan and corresponding landscaping plan was approved by the SPRC in November 2021 and that a sign plan was not submitted as part of the original application. Mr. Byrum stated that the revised landscape plan reduced the overall landscaping totals but still met the minimum requirements of the City. Mr. Byrum stated that staff provided comments requesting clarification regarding the number of signs requested by the applicant, and that they are requesting three total signs, including an LED sign located behind the building along US 54/400.

Mr. Woolsoncroft asked why the applicant was reducing the number of original plantings. Mr. Byrum stated that it was for budgetary reasons.

Mr. Henry asked if there were brightness requirements for the proposed LED sign along US 54/400. Mr. Mangus stated that there are brightness requirements. Mr. Mangus stated that LED signs are typically timed or have a UV sensor.

Mr. Constantino requested that the applicant submit a revised sign plan clarifying the number of permanent signs requested and a revised landscaping plan with a planting schedule that



reflects the planting reductions on the landscape plan. Mr. Byrum stated that he would submit the revised plans depicting the requested changes.

Homer Henry made a motion to approve the revised Redler Institute of Culinary Arts landscape plan and sign plan contingent upon the applicant addressing any outstanding staff comments. Motion seconded by Dave Foley. Motion carried 4/0.

5.2 SP-A22-0002 – REVIEW OF THE SITE PLAN FOR THE STRICKLAND BROTHERS 10 MINUTE OIL CHANGE GENERALLY LOCATED AT 301 S. ANDOVER ROAD, ANDOVER, KANSAS

John Chamberlin of Kimley-Horn, representing the applicant, stated that the applicant intends to construct a Strickland Brothers 10 Minute Oil Change facility at 301 S. Andover Road. Mr. Chamberlin stated that the building will have three interior bays and a metal seam roof.

Mr. Woolsoncroft asked if the business would be doing tires too or just oil changes. Mr. Chamberlin stated that the business was strictly oil changes.

Mr. Foley asked about the hours of operation. Mr. Chamberlin said that he wasn't sure, but that it would likely be similar to other Strickland Brothers locations. Mr. Woolsoncroft asked if Strickland Brothers was a chain. Mr. Chamberlin said yes, and that another location would be opened in nearby Derby, Kansas.

Mr. Mangus stated that staff had a comment stating the private storm sewer line on the west side of the property needed to be located outside of the public easement until the point of connection. Mr. Chamberlin stated that it was an upsized sewer line so that the property to the south could tie in and the line could serve two lots. Mr. Mangus stated that if the proposed sewer line is a public line, it will have to have a Public Works department review. Mr. Chamberlin said that they would be able to go back to a private easement. Mr. Chamberlin asked if the future lots would be able to tie into the proposed sewer line. Mr. Mangus stated that they could if the lines were public.

Mr. Woolsoncroft asked about the trash enclosure. Mr. Chamberlin stated that the enclosure would be brick to match the building. Mr. Woolsoncroft asked if there was a reason to place the trash enclosure at the north end of the site. Mr. Chamberlin stated that it was to assist trucks that have either a front or rear loader and will be more of a straight shot.

Mr. Linke asked if the six foot masonry screening wall was required. Mr. Chamberlin stated that the screening wall was a buffer requirement set by the planned unit development (PUD).

Mr. Woolsoncroft asked if the landscaping would be irrigated. Mr. Chamberlin said yes.

Mr. Mangus stated that there were a few outstanding staff comments, including staff's request for revised lighting and sign plans. Mr. Mangus stated that there was some discussion with the lighting subcontractor regarding the use of wall packs and that it would be required to install



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an additional light pole to meet the site lighting requirements. Mr. Chamberlin stated that he did not have any objection to staff comments and would provide revised plans.

Homer Henry made a motion to approve the Strikland Brothers 10 Minute Oil Change site plan contingent upon the applicant addressing any outstanding staff comments. 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 6:43 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

Approved on the 3rd day of May 2022 by the Site Plan Review Committee, City of Andover.