



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

SITE PLAN REVIEW COMMITTEE MINUTES

MAY 3, 2022 | 6:00pm

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson Doug Allison called the meeting to order at 6:04 pm.

2. ROLL CALL

Committee Members in attendance: Doug Allison, Dave Foley, Homer Henry, and Matt Linke. Member Todd Woolsoncroft was absent. Staff in attendance: 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 APRIL 5, 2022 MEETING

Homer Henry made a motion to approve the minutes of the April 5, 2022 meeting as presented. Motion seconded by Dave Foley. Motion carried 3/0/1.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 SP-A22-0003– REVIEW OF THE PRELIMINARY SITE PLAN FOR THE CITY OF ANDOVER FIRE STATION GENERALLY LOCATED AT 650 S. ANDOVER ROAD, ANDOVER, KANSAS

Mr. Mangus briefly introduced the agenda item and stated that staff has provided comments to the applicant regarding their comprehensive site plan submittal.

Peter Todd of GLMV Architecture, representing that applicant, addressed the staff comments and stated that additional room around the building was created for potential future expansion. Mr. Todd stated that there would be an access point off Minneha Avenue and the sleeping quarters would be located to the east of the building.

Mr. Henry asked how tall the berm would be to the east. Lori Guthridge of GLMV Architecture stated that the berm would be approximately 3 feet tall and would include tree canopies, and low shrubs. Mr. Mangus added that the landscaping would include a mix of deciduous and evergreen trees.

Mr. Henry asked if the doors on the east side of the building would be solid. Mr. Todd said yes. Mr. Henry asked if the rooftop HVAC units would be screened. Mr. Todd said yes.

Mr. Linke asked if there would be a signal light added along Andover Road. Mr. Todd said no.

Mr. Allison asked about the building materials on the building. Mr. Todd said the building would be brick and have a flat roof made of thermoplastic polyolefin (TPO), a metal roof seam on the entrance, some exposed structural members, cast stone and limestone accents, and a cedar fence around the outdoor area.



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

SITE PLAN REVIEW COMMITTEE MINUTES

MAY 3, 2022 | 6:00pm

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

Mr. Mangus asked if the six foot boards would be horizontal. Mr. Todd said yes. Mr. Mangus asked if bollards would be located in front of the watch room and training room. Mr. Todd said yes. Mr. Mangus stated that bollards or planters would be a good addition to ensure safety at the facility.

Mr. Henry asked if the tree row to the north of the building was existing. Ms. Guthridge said yes. Mr. Allison asked if fencing was required in the buffer area. Ms. Guthridge said that they would leave the existing six foot fence and add the berm. Mr. Allison asked about the condition of the existing fence. Ms. Guthridge said that they would have to confirm the condition. Mr. Allison asked about the distance between the existing fence and the berm. Ms. Guthridge said 23 feet.

Mr. Linke asked if the power lines on the west side of the property were existing. Mr. Onstott said yes and that there has been some very preliminary discussion about moving them underground.

Dr. Foley asked if the lights on the garage doors would be functional. Mr. Todd said that the lights would function normally.

Mr. Allison asked if the future park would be used as a detention site. Mr. Todd said some. Ms. Guthridge stated that the park was not designed yet. Mr. Allison asked if there would be coordination between the construction of the fire station and neighboring park. Mr. Mangus said yes and that the lot is part of the master subdivision plan and it all drains to the east.

Mr. Linke asked if there would be signs on site differentiating the different entrances. Ms. Guthridge said yes.

Ms. Guthridge thanked the Site Plan Review Committee for their questions and recommendations on the preliminary site plan and stated that the final site plan would be submitted at a future date.

6. MEMBER ITEMS

None.

7. ADJOURN

Homer Henry made a motion to adjourn. Motion seconded by Doug Allison. Motion carried 4/0. The meeting was adjourned at 6:57 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

Approved on the 7th day of June 2022 by the Site Plan Review Committee, City of Andover.