



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

SITE PLAN REVIEW COMMITTEE MINUTES

JUNE 7, 2022 | 6:00pm

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson Doug Allison called the meeting to order at 6:03 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 MAY 3, 2022 MEETING

Homer Henry made a motion to approve the minutes of the May 3, 2022 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-A22-0004 – REVIEW OF THE SITE PLAN FOR FLINT HILLS ORTHOPEDICS GENERALLY LOCATED AT 822 N. ANDOVER ROAD, ANDOVER, KANSAS

Mr. Mangus briefly introduced the agenda item and stated that the applicant desires to construct a 4546 square-foot addition to the existing 2400 square-foot Flint Hills Orthopedics building. Mr. Mangus stated that the second phase will include additional parking along the south end of the property as well as additional landscaping throughout the site.

Sally Kaufman of Kaufman Design Group, Inc., representing the applicant, stated that the expansion will include a room for physical therapy as well as an x-ray and procedure room. Ms. Kaufman stated that a future expansion could be added at a later date. Ms. Kaufman stated that they will add 2-3 more pole lights based on staff's comments and that they have an existing agreement with the church for overflow parking, but she is trying to get it in writing.

Mr. Henry asked if the applicant plans to remove any of the existing trees adjacent to the building. Ms. Kaufman said no.

Homer Henry made a motion to approve the Flint Hills Orthopedics Site Plan contingent upon the applicant complying with any outstanding staff comments. Motion seconded by Dave Foley. Motion carried 4/0.



5.2 SP-A22-0005 – REVIEW OF THE PRELIMINARY SITE PLAN FOR AN ENTERPRISE RENT-A-CAR GENERALLY LOCATED AT 601 S. ANDOVER ROAD, ANDOVER, KANSAS

Mr. Mangus briefly introduced the agenda item and stated that the applicant has submitted a preliminary site plan for a vehicle rental center and auto shop to receive feedback from the Site Plan Review Committee prior to submitting a final site plan application. Mr. Mangus stated that the building has a mono-pitched roof with a parapet wall.

Mr. Allison asked if the applicant was in attendance. Mr. Constantino said no.

Mr. Henry asked if the applicant would be keeping the two-car garage. Mr. Mangus said no. Mr. Mangus stated that the property is on a corner lot and the south driveway is not allowed. Mr. Mangus stated that the north driveway would be continued. Mr. Mangus stated that the south face of the building would be the street face.

5.3 SP-A22-0006 – REVIEW OF THE SIGN PLAN FOR FLINT HILLS LAWN CARE GENERALLY LOCATED AT 1608 US 54/400, ANDOVER, KANSAS

Mr. Mangus briefly introduced the agenda item and stated that the applicant would like to install a new sign on an existing sign frame located at 1608 US 54/400. Mr. Mangus stated that when the subject property was annexed by the City of Andover, the subject property retained its commercial Butler County zoning district. Mr. Mangus stated that the Commercial zoning height of the sign meets the minimum 25-foot height requirement set by the County and that the applicant is required to install a landscape planter bed around the base of the ground sign.

Mr. Allison asked if the applicant was in attendance. Mr. Constantino said no. Mr. Constantino stated that the planter images depicted on the plan were a placeholder and that the applicant would be submitting a revised plan depicting the plant schedule. Mr. Constantino recommended that the SPRC approve the plan contingent upon staff receiving the plant schedule.

Homer Henry made a motion to approve the Flint Hills Lawn Care Sign Plan contingent upon the applicant providing a revised plan with a plant schedule. Motion seconded by Matt Linke. Motion carried 4/0.

5.4 SP-A22-0007 – REVIEW OF THE SIGN PLAN FOR THE ANDOVER OFFICE CENTER GENERALLY LOCATED AT 105 S. ANDOVER ROAD, ANDOVER, KANSAS

Mr. Constantino stated that the applicant desires to upgrade the LED board on the existing monument sign located on the subject property. Mr. Constantino stated that the proposed LED sign will continue to be contained within the existing monument structure and will increase in screen size from 46.32 feet to 48 feet in height and that the existing monument sign structure will not be changed or modified.

Mr. Constantino stated that the application was submitted in conjunction with the City's Andover Road Business Improvement Grant (ARBIG) Program, a program established to support local businesses through funding to improve the exterior of businesses and their



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property to create a more pleasant environment for pedestrians and motorists. Mr. Constantino stated that the applicant was awarded \$5,000 by the ARBIG Selection Committee for signage upgrades with the stipulation that funding was contingent upon the applicant including a landscaping bed around the monument signage as required by the City of Andover Unified Development Manual (UDM).

Mr. Mangus stated that the applicant has chosen a semi-evergreen plant for the base of the sign, meeting the 1/3 evergreen plant requirement.

Homer Henry made a motion to approve the Andover Office Center Sign Plan. Motion seconded by Matt Linke. 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 6:49 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

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