



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

SITE PLAN REVIEW COMMITTEE MINUTES

JULY 5, 2022 | 6:00pm

ANDOVER CITY HALL | 1609 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, Matt Linke, and Todd Woolsoncroft. Staff in attendance: Jennifer McCausland, City Administrator, Lance Onstott, Assistant City Administrator, Les Mangus, Director of Community Development, Justin Constantino, Assistant Director of Community Development, and Chad Russell, Fire Department Chief.

3. APPROVAL OF THE MINUTES OF THE JUNE 7, 2022 MEETING

Homer Henry made a motion to approve the minutes of the June 7, 2022 meeting as presented. Motion seconded by Dave Foley. Motion carried 4/0/1. Todd Woolsoncroft abstained.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 SP-2021-19 – REVIEW OF THE REVISED SITE PLAN FOR ANDOVER SENIOR HOUSING ON THE PROPERTY LOCATED AT BLOCK 2, LOT 2 OF MARKETPLACE COMMERCIAL THIRD ADDITION, GENERALLY LOCATED AT 615 E. CLOUD AVENUE, ANDOVER, KANSAS

Mr. Mangus briefly introduced the agenda item and stated that the site plan was conditionally approved by the Site Plan Review Committee (SPRC) at their January 4th, 2022 meeting. Mr. Mangus stated that the applicant has since made changes to the site plan and was seeking SPRC approval.

Ben Delwiche of Kaas Wilson Architects, joined the meeting virtually and explained the changes that were being requested. Mr. Delwiche stated that the water feature located in the front of the building was removed. Mr. Delwiche also stated that notes were added to the site plan to clarify that mechanical screening had been provided.

Mr. Henry asked if the elevations of the buildings were changing. Mr. Delwiche said that the materials would remain relatively the same. Mr. Henry asked if the paint scheme was changed. Mr. Delwiche said no and that the white panel materials would remain the main accent color and stone would remain the prominent element.

Mr. Henry asked if the property would have grass pavers for fire department access. Mr. Mangus stated that the building plans will show a paver system with 75,000 lb. capabilities.



Mr. Allison asked if the height of the proposed buildings meet the zoning requirements. Mr. Mangus stated that the height has actually decreased with the change in roof pitch.

Mr. Linke asked about the mechanical screening change. Mr. Delwiche stated that the screening would be a galvanized metal screen approximately five feet tall. Mr. Linke asked if the units would be placed on the residential building. Mr. Delwiche stated that the residential units would be served by internal units called magic packs.

Mr. Woolsoncroft asked if the galvanized panels will be painted. Mr. Delwiche stated that they would be painted but that a color has not yet been chosen. Mr. Delwiche stated that the panels would likely be painted a dark color.

Mr. Linke asked if there would be a generator or back-up needed on site and if the equipment would be screened. Mr. Delwiche stated that a generator was not in the project. Mr. Linke asked if the equipment would be screened if it was needed at a later date. Mr. Delwiche said yes.

Homer Henry made a motion to approve the Andover Senior Housing Site Plan. Motion seconded by Matt Linke. Motion carried 5/0.

5.2 SP-A22-0010 – REVIEW OF THE SITE PLAN FOR THE CITY OF ANDOVER FIRE STATION GENERALLY LOCATED AT 650 S. ANDOVER ROAD, ANDOVER, KANSAS

Mr. Mangus introduced the agenda item and stated that the applicant submitted a final site plan in June 2022. Mr. Mangus stated that staff had provided comments to the applicant related to landscaping, lighting, and grading.

Mr. Derick Holmes of GLMV Architecture, representing the applicant, addressed the outstanding staff comments item by item. Mr. Holmes stated that the landscape plan would be updated to add seven additional trees between Minneha Avenue and the southern parking lot to satisfy the requirements. Mr. Holmes also addressed staff's comments regarding the lighting plan and stated that one or two fixture heads would be added to enhance lighting on site, with one light being added on the north side of the lot.

Mr. Henry asked if staff was comfortable with the applicant proceeding considering the number of outstanding comments. Mr. Constantino stated that the decision was ultimately up to the SPRC but that staff was comfortable working through any outstanding comments with the applicant should the SPRC approve the site plan with conditions.

Mr. Allison stated that there was some discussion at the last meeting during the preliminary site plan review about screening along the east side of the proposed fire station and asked the applicant's representative to provide an update. Mr. Holmes stated that they would not be adding a berm or wall along the east side of the fire station. Mr. Holmes stated that the east side of the building will be screened by a fence. Mr. Mangus stated that in addition to the existing fence, the applicant will be adding dense landscaping along the eastern side of the building.



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Mr. Henry asked who owns and maintains the fence. Mr. Mangus stated that it was controlled by the homeowners. Chief Russell stated that the landscaping plan far exceeds the landscaping requirements. Chief Russell stated that the landscaping area behind the building would be extremely dense and that the plantings will be six feet tall when planted in the ground.

Mr. Henry asked if there would be any elevation changes. Mr. Holmes said no. Mr. Henry asked if the property would be fully irrigated. Chief Russell said yes.

Mr. Woolsoncroft asked if the materials on the new fire station building would be different than the first fire station building. Chief Russell said yes, it is intentional to update the look of the second fire station building. Mr. Woolsoncroft asked about the proposed color of the doors. Chief Russell said the doors would be bronze.

Mr. Linke asked if the mechanical equipment would be shifted or screened to be hidden from public view. Chief Russell said that the equipment would be shifted and screened. Mr. Linke asked about the color of the screening for the mechanical equipment. Mr. Wilkerson said he didn't know what it would be.

Mr. Allison asked about the material on the upper portion of the building above the apparatus bay. Kyle Wilkerson of GLMV architecture, representing the applicant, stated that the material would be EIFS and colored to match the screening. Mr. Allison asked about the color of the EIFS material. Mr. Wilkerson said that they hadn't finalized a color.

Mr. Linke asked about the type of roof. Mr. Wilkerson stated that the roof would be Thermoplastic Polyolefin (TPO).

Mr. Henry stated that there was some discussion during the preliminary site plan review regarding the addition of bollards at the front of the building for additional protection. Mr. Wilkerson stated that limestone black seating would be added near the main entrance.

Mr. Allison stated that he would be more comfortable approving the site plan if the applicant had provided finished colored elevations. Mr. Linke stated that showing the glazing on the building would also be helpful. Mr. Woolsoncroft stated that it would be helpful for the applicant to provide a material board so that the committee would have a better understanding of what is being used.

Homer Henry made a motion to continue the Andover Fire Station Site Plan to allow the applicant time to provide information on the color of the EIFS material on the building, screening for the mechanical equipment, the overhead door material color, the SPRC's desire to see a material board, and the applicant addressing any outstanding staff comments. Motion seconded by Todd Woolsoncroft. Motion carried 5/0.



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6. MEMBER ITEMS

None.

7. ADJOURN

Homer Henry made a motion to adjourn. Motion seconded by Todd Woolsoncroft. Motion carried 5/0. The meeting was adjourned at 7:09 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

Approved on the 2nd day of August 2022 by the Site Plan Review Committee, City of Andover.