



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

SITE PLAN REVIEW COMMITTEE AGENDA

NOVEMBER 1, 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, Kevin Graham, Homer Henry, Matt Linke, and Todd Woolsoncroft. 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 SEPTEMBER 6, 2022 MEETING

Homer Henry made a motion to approve the minutes of the September 6, 2022 meeting as presented. Motion seconded by Todd Woolsoncroft. Motion carried 4/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Mr. Constantino introduced Kevin Graham and welcomed him as a new member of the Site Plan Review Committee. Mr. Constantino stated that Mr. Graham was a civil engineer with experience in residential and commercial development. Mr. Constantino stated that Mr. Graham would be replacing Dave Foley, who is now a member of the Planning Commission.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 SP-A22-0009 – REVIEW OF THE SITE PLAN FOR THE HODGES 7TH ADDITION DUPLEXES GENERALLY LOCATED AT 309 W. TURNPIKE ROAD, ANDOVER, KANSAS

Kurt Huiras of Baughman Company, representing the applicant, stated that applicant is proposing six duplex dwelling units on 1 lot of approximately 1.69 acres of property. Mr. Huiras stated that the six duplexes will be located off of Turnpike Road. Mr. Huiras stated that native grasses will be used on the south side of the site and that Bermuda grass would be used throughout the site. Mr. Huiras stated that one-third of the trees planted would be evergreen per City code.

Mr. Constantino stated that staff provided some engineering and landscaping comments to the applicant and had only received revisions one day prior to the meeting and recommended that an approval be contingent upon the applicant addressing staff's outstanding comments.

Mr. Woolsoncroft asked if the reserve would be used for retention or detention. Mr. Huiras said retention. Mr. Woolsoncroft asked if there was a maintenance plan for the wet areas. Mr. Huiras stated that they would be planting big and little bluestem native grasses which will be cut down approximately every five years. Mr. Mangus stated that a riparian buffer permit would provide relief from the City's mowing length requirements and recommended reaching out to Director of Public Works Rick Lanzrath for a permit.



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Mr. Graham asked if there was an existing fence on the property. Mr. Huiras stated that there was an existing fence on the south end on the east side of the property and it is the intent of the owner to enclose all backyards.

Mr. Graham asked if there was no screening or buffering between the subject property and the neighboring single-family neighborhood because this proposed project is only two units per structure. Mr. Mangus said yes.

Mr. Woolsoncroft asked if the fencing would be six feet tall and made of wood. Mr. Huiras stated that the fence would be six feet tall and made of weathered cedar.

Mr. Linke asked if the HVAC units would be located in the back of the homes. Mr. Huiras said yes, and that it wasn't noted on the plans but he can add a note saying that the units will be screened.

Homer Henry made a motion to approve the site plan for the Hodges 7th Addition Duplexes on the condition that any outstanding staff comments are addressed by the applicant. Motion seconded by Matt Linke. Motion carried 5/0.

5.2 SP-A22-0010 – REVIEW OF THE SIGN PLAN FOR INTEGRITY MEDICINE AND EMPOWER PHYSICAL THERAPY GENERALLY LOCATED AT 338 S. ANDOVER ROAD, ANDOVER, KANSAS

Chuck Carson of Luminous Neon, representing the applicant, stated that the applicant is proposing two new wall signs - one for Integrity Medicine and the other for Empower Physical Therapy - on the existing structure.

Mr. Henry asked how the signs will be lit. The signs will have an acrylic face and will be back-lit with a halo-effect with white LED lighting. Mr. Henry asked about the black bar shown under the signs on the drawing. Mr. Carson stated that the bars represent a potential awning that has been proposed but not formalized. Mr. Henry asked if a future awning would need to be approved separately from the signage. Mr. Mangus said yes.

Homer Henry made a motion to approve the sign plan for Integrity Medicine and Empower Physical Therapy. Motion seconded by Todd Woolsoncroft. Motion carried 5/0.

6. MEMBER ITEMS

None.

7. ADJOURN

Doug Allison made a motion to adjourn. Motion seconded by Homer Henry. Motion carried 4/0. The meeting was adjourned at 6:31 pm.



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Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

Approved on the 6th day of December 2022 by the Site Plan Review Committee, City of Andover.