



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

SITE PLAN REVIEW COMMITTEE MINUTES

MAY 2, 2023 | 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: Chairperson Doug Allison, Kevin Graham, Homer Henry, and Matt Linke. Members Brian Schwan and Todd Woolsoncroft were 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 APRIL 4, 2023 MEETING

Homer Henry made a motion to approve the minutes of the April 4, 2023 meeting as presented. Motion seconded by Kevin Graham. Motion carried 4/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 SP-A23-0006 – REVIEW OF THE SIGN PLAN FOR ANDOVER AUTO BODY GENERALLY LOCATED AT 115 W. CLOUD AVENUE, ANDOVER, KANSAS

Mr. Mangus stated that the applicant is proposing a new north-facing wall sign towards W. Cloud Avenue. Mr. Mangus stated that the colors of the sign will match the colors of the existing wall sign on the east side of the building facing S. Andover Road. Mr. Mangus stated that staff has reviewed the sign plan and found that the wall signage meets the dimensional sign standards required in the Unified Development Manual (UDM).

Mary Wilson of George Lay Signs, representing the applicant, was available for questions.

Homer Henry made a motion to approve the sign plan for Andover Auto Body located at 115 W. Cloud Avenue. Motion seconded by Matt Linke. Motion carried 4/0.

5.2 SP-A23-0007 – REVIEW OF THE SITE PLAN & SIGN PLAN FOR THE PROPOSED STARBUCKS GENERALLY LOCATED AT 301 S. ANDOVER ROAD, ANDOVER, KANSAS

Mr. Mangus stated that the applicant is proposing a new Starbucks restaurant with a drive thru service. Mr. Mangus stated that the proposed project will have 31 parking stalls and will receive access from S. Andover Road. Mr. Constantino stated that staff was still working with the applicant on a few unresolved issues pertaining to site grading, landscaping, and site lighting, so any approval should contain language that includes resolution on staff's comments.



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Sam Malinowsky of SM Engineering, representing the applicant, joined the meeting virtually and walked through their revisions to staff comments.

Mr. Henry stated that he was concerned about the amount of parking on site, particularly as vehicles queue in the drive thru lane. Mr. Mangus stated that the site will have cross parking lot access with the neighboring Strickland Brothers 10 Minute Oil Change to the north and the existing retail building to the south. Mr. Henry stated that there could potentially be some congestion within the cross-access aisle if the queuing lane at the neighboring Dunkin Donuts extends past the cross access lane. Mr. Graham stated that he was concerned with the drive thru queuing lane bisecting the two rows of parking in the parking lot, creating a similar situation with the Wendy's on Andover Road that effectively renders half of the parking useless.

Staff has reviewed the site plan and provided comments to the applicant regarding landscaping, lighting, buffering, and site grading.

Homer Henry made a motion to approve the site and sign plan for the Starbucks located at 301 S. Andover Road with the condition that any outstanding staff comments are addressed. Motion seconded by Matt Linke. Motion carried 4/0.

5.3 SP-A23-0008 – REVIEW OF THE SIGN PLAN FOR THE PROPOSED COURTYARDS AT CORNERSTONE MONUMENT SIGN GENERALLY LOCATED AT THE NORTHWEST CORNER OF N. ANDOVER ROAD & W. 21ST STREET, ANDOVER, KANSAS

Mr. Mangus stated that the applicant is proposing a new stone monument sign with complimentary landscaping at the entrance of the development located at the intersection of Marc Avenue and W. 21st Street. Mr. Mangus stated that staff has reviewed the sign plan and found that the wall signage meets the dimensional sign standards required in the Unified Development Manual (UDM) and the Cornerstone Preliminary PUD Plan.

Mr. Henry asked if the developers of the project were the same as the Cornerstone development. Mr. Mangus said no.

Chairperson Allison asked about the plant species being planted around the monument sign. Mr. Constantino stated that the plan included some of the plant species but not all. Ryan Ott of MKEC Engineering, representing the applicant, stated that they would provide revised plans depicting the plant species.

Homer Henry made a motion to approve the sign plan for the Courtyards at Cornerstone monument sign with the condition that the applicant provide revised plans depicting the plant species. Motion seconded by Matt Linke. Motion carried 4/0.

6. MEMBER ITEMS



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Member Matt Linke stated that he would be resigning from his position as a member of the SPRC because he was moving from the City of Andover. Staff and members of the SPRC wished Mr. Linke well.

7. ADJOURN

Homer Henry made a motion to adjourn. Motion seconded by Matt Linke. Motion carried 4/0. The meeting was adjourned at 7:15 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

Approved on the 6th day of June 2023 by the Site Plan Review Committee, City of Andover.