



SITE PLAN REVIEW COMMITTEE MINUTES

JUNE 6, 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 Todd Woolsoncroft. Member Brian Schwan was 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 MAY 2, 2023 MEETING

Homer Henry made a motion to approve the minutes of the May 2, 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-A23-0009 – REVIEW OF THE SIGN PLAN FOR SHERWIN WILLIAMS GENERALLY LOCATED AT 418 N. ANDOVER ROAD, ANDOVER, KANSAS

Mr. Mangus stated that the applicant is proposing a new west-facing wall sign towards N. 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).

Ben Loyd of Ron's Sign Co., representing the applicant, was available for questions.

Homer Henry made a motion to approve the sign plan for Sherwin Williams located at 418 N. Andover Road. Motion seconded by Kevin Graham. Motion carried 4/0.

5.2 SP-A23-0010 – REVIEW OF THE SIGN PLAN FOR FOCUS DIRECT FAMILY MEDICINE GENERALLY LOCATED AT 742 N. ANDOVER ROAD, ANDOVER, KANSAS

Mr. Mangus stated that the applicant is proposing a new lighted box sign on the south side of the existing building. Mr. Mangus stated that staff has reviewed the sign plan and found that the wall signage meets the dimensional sign standards required in the UDM.

Chairperson Allison asked if the sign size was designed to match the neighboring wall sign as the applicant provided to different images. Mr. Constantino stated that the sign size would match the neighboring tenant sign.



Todd Woolsoncroft made a motion to approve the sign plan for Focus Direct Family Medicine located at 742 N. Andover Road. Motion seconded by Homer Henry. Motion carried 4/0.

5.3 SP-A23-0011 – REVIEW OF THE SITE PLAN FOR THE PROPOSED HERITAGE SQUARE PLAZA GENERALLY LOCATED AT THE SOUTHWEST CORNER OF E. FOUNDERS PARKWAY AND S. HERITAGE WAY, ANDOVER, KANSAS

Mr. Mangus stated that the applicant desires to construct a centralized gathering place within The Heritage development containing hardscaping, landscaping, synthetic turf, lighting, and a reflection pool.

Jason Gish of MKEC Engineering, representing the applicant, discussed the site layout and stated that there are two primary gathering spaces. Mr. Gish stated that the square will feature a 10-foot tall statue in the center, with several 6-foot tall internally-lit towers.

Mr. Henry asked if the lighting would be visible from the residential areas across the pond. Mr. Gish said that the lights will emit a minimal glow and that there will be a mill bank enclosure. Mr. Woolsoncroft asked if the landscaping internal to the plaza would be irrigated. Mr. Gish said yes. Mr. Allison asked about the water source. Mr. Gish stated that there would be a well in the middle of the park houses a float switch. Mr. Woolsoncroft asked if there would be available power on site. Mr. Gish stated that there would be power outlets on the base of the custom poles. Mr. Allison asked about the surface material on the overlook. Mr. Gish said that it would be brick.

Homer Henry made a motion to approve the site plan for Heritage Square Plaza generally located at the southwest corner of E. Founders Parkway and S. Heritage Way. Motion seconded by Todd Woolsoncroft. Motion carried 4/0.

5.4 SP-A23-0013 – REVIEW OF THE SITE PLAN FOR THE PROPOSED ANDOVER AUTO BODY EXPANSION GENERALLY LOCATED AT 123 W. CLOUD AVENUE, ANDOVER, KANSAS

Mr. Mangus stated that the applicant desires to construct a building addition to the existing auto body repair shop located at the neighboring 115 W. Cloud Avenue.

Mr. Graham asked why the fence along Cloud Avenue was required. Mr. Mangus stated that the fence was a request of the applicant and that a variance was required to raise the fence height from 4 feet to 6 feet. Mr. Allison asked if the fence would be cedar. Jeff Coykendall, the owner and applicant, confirmed that the fence would be cedar. Mr. Henry asked if the colors and materials of the building expansion would match those on the existing building. Mr. Coykendall said yes.

Homer Henry made a motion to approve the site plan for the Andover Auto Body expansion generally located at 123 W. Cloud Avenue with the condition that any outstanding staff comments are addressed. Motion seconded by Todd Woolsoncroft. Motion carried 4/0.



PLANNING & ZONING
1609 E. CENTRAL AVE.
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316.733.1303

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5.5 SP-A23-0014 – REVIEW OF THE SIGN PLAN FOR ANDOVER WINE & SPIRITS AND KANABLISS GENERALLY LOCATED AT 125 W. HIGHWAY 54, ANDOVER, KANSAS

Mr. Mangus stated that the applicant is proposing two new wall signs on the existing building - an Andover Wine & Spirits sign on the north elevation of the building facing US Highway 54, and a Kanabliss sign on the west elevation of the building facing S. Riverview Street. Mr. Mangus stated that both wall signs are constructed of LED channel letters with acrylic faces and are flush-mounted to the building.

Larry Bower of Bower Signs., representing the applicant, was available for questions.

Todd Woolsoncroft made a motion to approve the sign plan for Andover Wine & Spirits and Kanabliss Signage located at 125 W. Highway 54. Motion seconded by Homer Henry. Motion carried 4/0.

6. MEMBER ITEMS

None.

7. ADJOURN

Homer Henry made a motion to adjourn. Motion seconded by Kevin Graham. Motion carried 4/0. The meeting was adjourned at 7:10 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

Approved on the 5th day of July 2023 by the Site Plan Review Committee, City of Andover.