



1. CALL TO ORDER

Acting Chairperson Todd Woolsoncroft called the meeting to order at 6:01 pm.

2. ROLL CALL

Committee Members in attendance: Acting Chairperson Todd Woolsoncroft, Kevin Graham, Homer Henry, and Brian Schwan. Chairperson Doug Allison 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 JUNE 6, 2023 MEETING

Homer Henry made a motion to approve the minutes of the June 6, 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-A23-0015 – REVIEW OF THE SITE PLAN FOR DUTCH BROS COFFEE
GENERALLY LOCATED AT 423 S. ARCHER DRIVE, ANDOVER, KANSAS**

Mr. Mangus stated that the applicant is proposing a new Dutch Bros restaurant with drive thru service. Mr. Mangus stated that the proposed 950 square foot, one-story building will have 10 parking stalls and will receive access from S. Archer Drive and Yorktown Parkway and will have cross parking lot access with the neighboring property to the west.

Brook Dunahugh of Cole Valley Partners, the applicant, joined the meeting virtually and discussed her plans for the site.

Mr. Woolsoncroft asked about the building materials. Ms. Dunahugh stated that the building would be constructed of EIFS and that the siding system was layered stone. Mr. Woolsoncroft asked if the EIFS would go all the way to the bottom of the building. Ms. Dunahugh said yes. Mr. Woolsoncroft asked if the building elevations would be subject to review by the Heritage Square. Ms. Dunahugh stated that if necessary, any building materials will be approved by Heritage Square. Mr. Graham asked if the trash enclosure would match the architecture of the building. Ms. Dunahugh said yes.

Homer Henry made a motion to approve the site plan for the Dutch Bros Coffee generally located at 423 S. Archer Drive. Motion seconded by Kevin Graham. Motion carried 4/0.

**5.2 SP-A23-0016 – REVIEW OF THE SITE PLAN FOR PACIFIC DENTAL GENERALLY
LOCATED AT 819 E. HWY 54, ANDOVER, KANSAS**



Mr. Mangus stated that the applicant is proposing a new 5,600 square foot building shell that will house a dental office to the south and future restaurant with drive-through capability to the north. Mr. Mangus stated that the proposed one-story building will have 56 parking spaces and will receive access from Cloud Avenue via a 24-foot shared access drive. Mr. Mangus stated that the property received a variance from the Planning Commission at their May 16th meeting to reduce the number of parking spaces from the required 61 parking spaces.

Chris Clark of Clarkitecture, representing the applicant, provided a brief overview of the project. Mr. Woolsoncroft asked if the mechanical equipment would be screened by the parapet. Mr. Clark said yes.

Homer Henry made a motion to approve the site plan for the Pacific Dental shell building generally located at 819 E. Highway 54. Motion seconded by Brian Schwan. Motion carried 3/0/1. Member Kevin Graham abstained.

5.3 SP-A23-0017 – REVIEW OF THE SIGN PLAN FOR SEOUL NAIL SPA GENERALLY LOCATED AT 626 S. ANDOVER ROAD, ANDOVER, KANSAS

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

Ken Pham of Freestyle Sign Co. presented the case and discussed the materials and hanging procedures of the new sign. Mr. Henry asked if the residue from the previous sign would be removed prior to installation of the new sign. Mr. Pham said yes.

Homer Henry made a motion to approve the sign plan for Seoul Nail Spa generally located at 626 S. Andover Rd. Motion seconded by Kevin Graham. Motion carried 4/0.

6. MEMBER ITEMS

None.

7. ADJOURN

Homer Henry made a motion to adjourn. Motion seconded by Todd Woolsoncroft. Motion carried 4/0. The meeting was adjourned at 7:01 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development



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

SITE PLAN REVIEW COMMITTEE MINUTES
JULY 5, 2023 | 6:00pm
ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

Approved on the _____ day of _____ 2023 by the Site Plan Review Committee, City of Andover.