



SITE PLAN REVIEW COMMITTEE MINUTES

OCTOBER 3, 2023 | 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: Chairperson Doug Allison, Todd Woolsoncroft, Kevin Graham, Homer Henry, and Brian Schwan. Staff in attendance: Jennifer McCausland, City Administrator, Les Mangus, Director of Community Development, and Justin Constantino, Assistant Director of Community Development.

3. APPROVAL OF THE MINUTES OF THE SEPTEMBER 5, 2023 MEETING

Homer Henry made a motion to approve the minutes of the September 5, 2023 meeting as presented. Motion seconded by Brian Schwan. Motion carried 5/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 SP-A23-0028 — REVIEW OF THE SITE PLAN FOR A MONUMENT SIGN AT GENERATIONS CHURCH, GENERALLY LOCATED AT 425 S GREENVALLEY DRIVE, ANDOVER, KANSAS

Mr. Constantino stated that the applicant wishes to install a new monument sign near the northeastern corner of the property, visible from Central Avenue and that the sign would feature LED-illuminated lettering and LED down-lighting. Mr. Mangus stated that staff has reviewed the monument sign dimensions and found that the sign meets the dimensional requirements of the Unified Development Manual. Mr. Constantino stated that staff has requested that the applicant provide a landscaping plan to meet the requirements for the area surrounding the base of the sign.

Mr. Woolsoncroft asked if there was an existing monument sign located at the northeast corner of the property. Mr. Allison stated that if a sign existed at the corner, his preference would be to remove the existing sign prior to installation of the new sign. Mr. Allison asked if the church building had been recently repainted as the building looks to be black. Mr. Mangus stated that the building might be a dark brown and stated that the color of the building is subject to SPRC review when the base color of the building is changed.

Homer Henry made a motion to approve the sign plan for Generations Church generally located at 425 S. Greenvalley Drive, Andover, Kansas with the condition that any existing monument signage be removed prior to installation of the new sign. Motion seconded by Brian Schwan.. Motion carried 5/0.



5.2 SP-A23-0031 — REVIEW OF THE SITE PLAN FOR A WALL SIGN AT NOSE TO TOES PET GROOMING, GENERALLY LOCATED AT 321 S. ANDOVER ROAD SUITE 300, ANDOVER, KANSAS

Mr. Mangus stated that the subject property is an under-construction section of the shopping center at the subject property, seeking to install new wall signage for the incoming pet grooming business. Mr. Mangus continued that staff has reviewed the wall sign dimensions and coverage, and found that the sign meets the dimensional requirements of the Unified Development Manual.

Homer Henry made a motion to approve the sign plan for Nose to Toes Pet Grooming generally located at 321 S. Andover Road Suite 300, Andover, Kansas. Motion seconded by Todd Woolsoncroft. Motion carried 5/0.

5.3 SP-A23-0032 — REVIEW OF THE SITE PLAN FOR A MONUMENT SIGN AT MERITRUST CREDIT UNION, GENERALLY LOCATED AT 610 E. CLOUD AVENUE, ANDOVER, KANSAS

Mr. Mangus explained the monument sign plan, showing that the applicant intends to install the sign near the northwest corner of the subject property, so as to be visible from the rear of the lot. He stated that the sign plan included landscaping and had been reviewed by staff, and no conflict was found with the dimensional or stylistic requirements of the Unified Development Manual.

Mr. Henry asked if an existing monument sign was present on the property. Mr. Constantino replied that staff was unaware of any existing monument sign, hence the Unified Development Manual compliance.

Homer Henry made a motion to approve the sign plan for Meritrust Credit Union generally located at 610 E. Cloud Avenue, Andover, Kansas. Motion seconded by Brian Schwan. Motion carried 5/0.

6. MEMBER ITEMS

None.

7. ADJOURN

Homer Henry made a motion to adjourn the meeting. Motion seconded by Todd Woolsoncroft. Motion carried 5/0. Meeting adjourned at 6:41 P.M.