



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

SITE PLAN REVIEW COMMITTEE MINUTES
NOVEMBER 7, 2023 | 6:00pm
ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Todd Woolsoncroft called the meeting to order at 6:30 P.M.

2. ROLL CALL

Committee members in attendance: Chairperson Doug Allison; Todd Woolsoncroft, Kevin Graham, and Homer Henry.

Staff members in attendance: Les Mangus, Director of Community Development.

3. APPROVAL OF THE MINUTES OF THE OCTOBER 3, 2023 MEETING

Homer Henry made a motion to approve the minutes of the October 3, 2023 meeting as presented. Motion seconded by Kevin Graham. Motion passes 4/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 SP-A23-0033 — REVIEW OF THE SITE PLAN FOR WALL AND POLE SIGNS AT DUTCH BROS. COFFEE, GENERALLY LOCATED AT 423 S. ARCHER DRIVE, ANDOVER, KASNAS

Mr. Mangus introduced the subject property, located within the Heritage Mixed-Use PUD. He explained that the sign plan includes wall, pole, and other signs on the property, meeting the typical standards of Dutch Bros. franchise locations. He continued by outlining the wall coverage on the building, with staff finding that the plan meets both the Unified Development Manual (UDM) requirements, as well as the Heritage Mixed-Use PUD requirements, for signage.

Brett Wheeler, a contractor with the applicant, CDL Electric, was present.

Mr. Henry asked about landscaping around the standing menu signs on the property. Mr. Mangus felt that landscaping is warranted in this area, though not explicitly required. The committee inquired about a pole sign cover, and deliberated on requiring one as a condition of approval.

Homer Henry made a motion to approve the sign plan for Dutch Bros. Coffee, generally located at 423 S. Archer Drive, Andover, Kansas, with the condition that a pole covering be submitted and approved by staff. Motion seconded by Kevin Graham. Motion passes 4/0.



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6. MEMBER ITEMS

None.

7. ADJOURN

Homer Henry made a motion to adjourn the meeting. Motion seconded by Todd Woolsoncroft. Motion passes 4/0. Meeting adjourned at 6:56 P.M.