



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

SITE PLAN REVIEW COMMITTEE MINUTES

MARCH 5, 2024 | 6:00 P.M.

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson Doug Allison called the meeting to order at 6:00 P.M.

2. ROLL CALL

Committee members in attendance: Chairperson Doug Allison; Todd Woolsoncroft; Kevin Graham; Homer Henry; and Jeff Adelson. Brian Schwan was absent.

Staff members in attendance: Les Mangus, Director of Community Development; Jolene Graham, Assistant City Administrator; and Connor Boyd, Planning Technician.

3. APPROVAL OF THE MINUTES OF THE JANUARY 2, 2024 MEETING

Homer Henry made a motion to approve the minutes of the January 2, 2024 meeting as presented. Motion seconded by Kevin Graham. Motion carried 5/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. AGENDA

5.1 SP-A23-0039 — REVIEW AND APPROVAL OF THE SITE PLAN FOR THE VENUE AT REDBUD CROSSING, GENERALLY LOCATED AT 1306 E. 13TH STREET, ANDOVER, KANSAS

Chairperson Doug Allison recused himself from the Committee, and presented this item alongside the property owner, Dr. Debra Schmidt. Todd Woolsoncroft was the acting Chairperson.

Mr. Allison introduced the project, a proposed event center for parties and sleepover events. He stated that the odd shape and dimensions of the property present unique challenges in the site layout, and that they had been working closely with Staff to ensure that all requirements are met given the limitations in place. Mr. Allison continued that they had an approximately 2.5 parking ratio, with an anticipated maximum occupancy of 58 persons. He pointed out the pink area shown on the floor plans as the main event area, to hold the Tiny Tents and other space-constrained activities.

Mr. Henry clarified that the Tiny Tents are intended to be set up indoors, not out on the lawn. Mr. Allison and Ms. Schmidt concurred.

Mr. Allison explained that the main event space features a higher ceiling to accommodate the Tiny Tents, and that the eastern side of the building would feature the garage and mechanical room. Ms. Schmidt added that the garage area could be closed off and used as a bedroom for AirBnBs.



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Mr. Henry asked if the building would be used as a residence. The applicants answered that it would be purely for rental.

Mr. Woolsoncroft asked if the mechanical room would feature an on-site condensing unit or a split type air conditioner system. Mr. Allison replied that the mechanical area north of the garage would feature a condenser.

Mr. Henry asked about screening facing the Redbud Trail, to the north. Mr. Mangus answered that the outside mechanical and trash areas would need to be screened from the trail.

Mr. Graham asked if the property frontage on both the Redbud Trail and E. 13th Street were considered 'the public view' and would require screening. Mr. Mangus answered in the affirmative, and noted the tree gap over the existing gas line easement on the property, stating that additional landscaping had been added elsewhere to make up for this loss.

Mr. Graham asked if the owner of the easement had reviewed the landscaping plan. Mr. Allison replied that he believed so, but would confirm with them. Ms. Schmidt added that they had taken into consideration some guidance from the easement owner regarding the height of plantings in the area. Mr. Allison stated that the plan features more non-screening trees than necessary, so adjustments could be made.

Mr. Henry asked if the different parking space featured was intended to count for the parking calculations. The applicants answered that the space is intended as a turnaround or hammerhead when leaving the garage.

The committee clarified the location of the property line. Mr. Mangus found that the aerial photos from the Butler County GIS program were not scaled correctly to the provided plans, giving the illusion of more space than actually exists.

Mr. Henry asked if the parking lot and approach would be concrete. Mr. Allison answered that they would be asphalt.

Mr. Woolsoncroft asked about the slope of the roof over the main event area. Mr. Allison replied that it will be $\frac{1}{4}$ inch per 1 foot.

Mr. Henry asked if the applicants planned to connect the property to the Redbud Trail, and if the City would allow this. Mr. Mangus replied that the Trail Corridor place type does encourage connections with the trail, so the City would likely look favorably on such a plan. Ms. Schmidt stated that she had considered this, but had some concerns about access control.

Homer Henry made a motion to approve the Site Plan for 1306 E. 13th Street, on the condition that Staff issue final approval for the Site Plan elements that had been submitted late. Motion seconded by Jeff Adelson. Motion carried 4/0.



5.2 SP-A24-0001 — REVIEW AND APPROVAL OF THE SIGN PLAN FOR CUPPA YO, GENERALLY LOCATED AT 626 S. ANDOVER ROAD, ANDOVER, KANSAS

The applicant, Anders Herpolsheimer, was in attendance. He began by explaining the sign plan, featuring halo-lit lettering, with smaller 'light bars' to illuminate the other features. Mr. Herpolsheimer stated that the sign is the standard design that Cuppa Yo locations normally feature.

Mr. Woolsoncroft asked how far the light bars would project from the wall. Mr. Herpolsheimer answered that he did not know the exact distance, but that it would be less than that of the rest of the sign.

Mr. Woolsoncroft then asked if the lighted letters would use white LEDs. Mr. Herpolsheimer answered in the affirmative.

Mr. Woolsoncroft asked if the borders of the signage and light bars would be colored black. Mr. Herpolsheimer stated that the borders and backing would be paint-matched to the building façade.

Chairperson Allison made a motion to approve the sign plan for 626 S. Andover Road. Motion seconded by Homer Henry. Motion carried 5/0.

5.3 SP-A24-0002 — REVIEW AND APPROVAL OF THE SITE PLAN FOR ANDOVER AUTO BODY, GENERALLY LOCATED AT 123 W. CLOUD AVENUE, ANDOVER, KANSAS

The applicant, Jeff Coykendall, was in attendance. He explained that he wished to extend his existing shed, which had received Site Plan approval in 2023.

Mr. Henry asked if the addition would be of the same material as the existing shed. Mr. Coykendall answered that it would be identical to the existing shed, and connected directly, so as to extend the length from 50 feet to 100 feet.

Mr. Woolsoncroft asked if the shed would be heated or cooled. Mr. Coykendall stated that the shed is currently and would in the future be used only for storage, and did not have any utilities or power except to handle outdoor lighting.

Mr. Henry asked what screening exists on the property. Staff explained the fence that surrounds the area. Mr. Graham asked if this needed to be seen by the Site Plan Review Committee, since it is already screened. Mr. Mangus replied that since it is a building addition, it must be approved prior to permitting.

Homer Henry made a motion to approve the site plan for 123 W. Cloud Avenue. Motion seconded by Kevin Graham. Motion carried 5/0.



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5.4 SP-A24-0003 — REVIEW AND APPROVAL OF THE SIGN PLAN FOR THE REDLER INSTITUTE OF CULINARY ARTS, GENERALLY LOCATED AT 622 E. CLOUD AVENUE, ANDOVER, KANSAS

The applicant, Colin Heagler, was in attendance. He began by explaining the sign plan, stating that the sign would be lit from the front, and that the plan is largely informed by the requests of the Butler Community College.

Mr. Graham asked if the raceways would be paint-matched to the side of the building. Mr. Heagler said that they would.

Mr. Woolsoncroft asked if an alternate configuration had been considered, with the wording placed to the left of the logo rather than beneath it. Mr. Heagler replied that this had not been discussed, as the request from BCC included this configuration as it appears on other signage.

Homer Henry made a motion to approve the sign plan for 622 E. Cloud Avenue. Motion seconded by Kevin Graham. Motion carried 5/0.

6. MEMBER ITEMS

Mr. Henry remarked that he enjoyed the opportunity to tour the Heritage as part of his City Council functions, and wondered if there was any interest in convening the Site Plan Review Committee members to take part in a similar activity at times when the normal meeting has been canceled. Mr. Mangus stated that this practice used to be more common years ago, and that the Committee could of course hold these type of events if they so choose.

7. ADJOURN

Homer Henry made a motion to adjourn the meeting. Motion seconded by Todd Woolsoncroft. Motion carried 5/0.

Meeting adjourned at 7:00 P.M.