



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

SITE PLAN REVIEW COMMITTEE MINUTES

MAY 9, 2024 | 6:00 P.M.

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson Allison called the meeting to order at 6:25 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; David Westphall, Zoning Administrator; and Connor Boyd, Planning Technician.

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

Homer Henry made a motion to approve the minutes of the April 2, 2024 meeting as presented. Motion seconded by Todd Woolsoncroft. Motion carried 4/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. AGENDA

5.1 SP-A24-0006 — REVIEW AND APPROVAL OF THE SITE PLAN FOR BUTLER COMMUNITY COLLEGE, GENERALLY LOCATED AT 622 E. CLOUD AVENUE, ANDOVER, KANSAS

Mr. Westphall introduced the case, a modification of existing monument signs for Butler Community College Culinary along US-54. He explained that the two monument signs, one on the north side and one on the south side of the property, would be retained, but with additions per the given plans. Mr. Mangus added that this case was precipitated by the college in response to a change in branding standards, and that the monument signs that were erected did not fully meet the college's requirements at the time.

Homer Henry made a motion to approve the sign plan for Butler Community College Culinary at 622 E. Cloud Ave. Motion seconded by Todd Woolsoncroft. Motion carried 4/0.

5.2 SP-A24-0008 — REVIEW AND APPROVAL OF THE SITE PLAN FOR EQUITY BANK, GENERALLY LOCATED AT 345 N. ANDOVER ROAD, ANDOVER, KANSAS

The first applicant, Jay Schroeder with Hutton, explained the site plan modification: the bank will be removing its drive-thru window in favor of two ITMs. He added that the middle lane of the drive-thru area would be widened slightly, while the lane that previously allowed for window access would be narrowed to compensate. He stated that this lane would not be purely used to access the night drop for the bank. Mr. Schroder also stated that Hutton had secured the same brick as is currently featured on the outside of the building, so the infill where the window used to be located will look natural and consistent.



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Kevin Himes with Luminous Neon was the second applicant. He explained the new signage for the modified drive-thru area, including a large wall sign to be located directly on the infilled window. Included in the plan are updated directional signs, only the face of which is being modified.

Homer Henry made a motion to approve the site plan for Equity Bank at 345 N. Andover Rd. Motion seconded by Todd Woolsoncroft. Motion carried 4/0.

6. MEMBER ITEMS

Due to the difficulty in scheduling this meeting, the Committee discussed alternative communication strategies for the future.

Mr. Boyd wished to extend thanks, on behalf of the City, to Trey for coming in on an off night to run the AV systems for the meeting.

7. ADJOURN

Homer Henry made a motion to adjourn the meeting. Motion seconded by Todd Woolsoncroft. Motion carried 4/0.

Meeting adjourned at 6:52 P.M.