



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

SITE PLAN REVIEW COMMITTEE MINUTES

JULY 2, 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; Homer Henry; Jeff Adelson; and Kevin Graham.

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

3. APPROVAL OF THE MINUTES OF THE JUNE 4, 2024 MEETING

Todd Woolsoncroft made a motion to approve the minutes of the June 4, 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-A24-0010 — REVIEW AND APPROVAL OF THE SIGN PLAN FOR BEL VILLA ASSISTED LIVING, GENERALLY LOCATED AT 408 E. CENTRAL AVENUE, ANDOVER, KANSAS

Mr. Mangus explained that this is a very simple sign plan, meant to replace the existing monument sign in the same location. He stated that the plan is satisfactory from Staff's perspective, except that a landscaping plan for around the base of the sign had not been provided in response to Staff comments.

Mr. Graham asked why the signs, new and old, appeared to be placed within the right-of-way along Central Avenue. Mr. Mangus explained that they are not within the right-of-way, but that it appears that way on the aerial GIS map due to a misplacement of the center line of the road.

Chairperson Allison asked if Staff felt comfortable approving a landscaping element if the plan were otherwise approved by the Committee. Mr. Mangus replied that Staff would be happy to do so.

Homer Henry made a motion to approve the site plan for Bel Villa Assisted Living at 408 E. Central Avenue, with the condition that Staff approve a landscaping plan for around the base of the sign. Motion seconded by Todd Woolsoncroft. Motion carried 5/0.



5.2 SP-A24-0011 — REVIEW AND APPROVAL OF THE SITE PLAN FOR CASEY'S GENERAL STORE, GENERALLY LOCATED AT 300 S. ANDOVER ROAD, ANDOVER, KANSAS

The applicant, Jeff Laubach with SBB Engineering, was in attendance. Mr. Laubach explained each section of the Site Plan packet, beginning by stating that the proposed building would be roughly 4500 square feet, with a similar design to the existing Casey's store at 21st and Andover Road. He stated that the roughly 1-acre property has been zoned B-3, for which a convenience store is a permitted Special Use; he continued that the application for this Special Use is forthcoming.

Mr. Henry asked when the Special Use would be approved. Mr. Mangus stated that it would go before the Planning Commission later this month, on the 16th, and would then make its way to the Governing Body afterward.

Mr. Laubach continued by explaining that the plan features a single row of fuel pumps, as is the new standard for Casey's stores, and that there would be 5 total pumps (10 total fueling stalls). He stated that the trash enclosure and the loading area would both be located on the south side of the lot. Mr. Laubach stated that access control would be along Andover Road and shared with the property to the south, currently undeveloped, and along Willowbrook to the north.

Mr. Laubach explained that the lot drains from east to west, showing how the site was to be integrated into the Andover Road stormwater sewer system. He added that a small amount of fill would be required to create the appropriate drainage layout on the lot. He continued describing each depicted feature, stating that a 6 foot fence would be located along the east and north sides of the property, with screening trees throughout, and shrubs to the west and north.

Mr. Mangus stated that the depicted ornamental trees would cause the number of required trees to increase.

Mr. Laubach stated that this element would be changed. He added that the trash enclosure will be screened by a wooden fence, and that the lighting of the site will be very similar to the other store at 21st and Andover Road.

Mr. Henry asked if the lots to the east were residential. Mr. Mangus confirmed that they are. Mr. Henry asked if any light from the pump canopy would spill over the top of the building into these residences. Mr. Laubach explained that the building height, counting parapets, goes up to 21 feet, while the canopy is only 13-14 feet high, and will be set down a further foot due to the grading on the lot.

Mr. Henry asked for specifics on the access control along Andover Road. Mr. Mangus stated that before long, the planned Andover Road improvements would place a median across from the entry point, causing it to become a right-in-right-out only access point.



Mr. Henry asked if the exterior aesthetics of the building would be similar to the existing store. Mr. Laubach confirmed that it would look very similar, with some minor changes. He stated that the new design features less EFIS and more stone. Mr. Laubach added that the new design is a zero-curb lot featuring bollards, rather than a curbed lot, which causes pedestrians to have to walk over the curb to access the sidewalk.

Mr. Woolsoncroft asked if a pitched roof with shingles was an option, rather than the flat roof depicted. Mr. Laubach stated that this was no longer a supported design, and Mr. Mangus added that the nearby buildings almost all feature flat roofs.

Chairperson Allison asked if the lots to the north along Andover Road would be converted to business uses in the near future as well. Mr. Mangus stated that the area is a transition between residential and commercial uses, and that this topic would be discussed at the Planning Commission meeting regarding the Special Use permit.

Mr. Allison asked why the rear screening fence was 10 feet within the property line. Mr. Laubach stated that there is an existing utility easement along the property that was avoided.

Mr. Henry asked why the provided renderings showed lights along the back side of the building, when the lighting plan shows no such lighting on the eastern building face. Mr. Laubach stated that the rendering is just standard example exhibit, and that the lighting plan would be followed. Mr. Henry asked if approving the Site Plan as-is would allow for these lights to be placed on the rear of the building; Mr. Mangus stated that it would not, because the lighting plan was the operative component.

Chairperson Allison asked why the ladder on the rear of the building leads to an opening in the rooftop screening, and stated that he'd prefer to see a gate of some kind. Mr. Laubach stated that this would be difficult to implement, and that the screening should still be sufficient. Mr. Mangus concurred.

Homer Henry made a motion to approve the Site Plan for Casey's at 300 S. Andover Road, with the condition that the Staff-recommended modifications to the landscaping plan be approved. Motion seconded by Todd Woolsoncroft. Motion carried 5/0.

5.3 SP-A24-0012 — REVIEW AND APPROVAL OF THE SIGN PLAN FOR ACE HARDWARE, GENERALLY LOCATED AT 642 N. ANDOVER ROAD, ANDOVER, KANSAS

Mr. Mangus stated that this sign is a very standard addition to the Ace Hardware building, and that given its size it is just barely within regulations for wall coverage.

Mr. Henry asked if the building is overall compliant with current signage regulations, since it is older. Mr. Mangus replied that it is and would be.

Homer Henry made a motion to approve the Site Plan for Ace Hardware at 642 N. Andover Road. Motion seconded by Todd Woolsoncroft. Motion carried 5/0.



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6. MEMBER ITEMS

Mr. Henry inquired about a couple of buildings that he spotted with modifications that had not been seen by the Site Plan Review Committee. Mr. Mangus stated that Staff were aware, and that they would follow up with the owners.

7. ADJOURN

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

Meeting adjourned at 6:42 P.M.