



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

SITE PLAN REVIEW COMMITTEE MINUTES

JANUARY 7, 2025 | 6:00 P.M.

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

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

2. ROLL CALL

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

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

3. APPROVAL OF THE MINUTES OF THE DECEMBER 3, 2024 MEETING

Todd Woolsoncroft made a motion to approve the minutes of the December 3, 2024 meeting as presented. Motion seconded by Brian Schwan. Motion carried 5/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. AGENDA

5.2 SP-A24-0019 — REVIEW AND APPROVAL OF THE REVISED SITE PLAN FOR ANDOVER AUTO BODY, GENERALLY LOCATED AT 123 W. CLOUD AVENUE, ANDOVER, KANSAS

Jeff Coykendall, the applicant and owner, was in attendance. He stated that he wished to update his previously-approved Site Plan, with slightly larger overall building dimensions and covered parking spaces featuring solar panels.

Mr. Henry asked why the revision was returned to the Site Plan Review Committee. Mr. Mangus stated that the change in building dimensions and the parking plan required Site Plan approval.

Mr. Henry asked if all of the new parking spaces were within the existing perimeter fence. Mr. Coykendall confirmed as much, and stated that the spaces were between the existing buildings and the proposed building.

Mr. Woolsoncroft asked if there were any outstanding Staff comments, and if the Fire department had approved the parking plan. Mr. Mangus stated that Staff had no outstanding issues, and that Fire also had no comments on the plan.

Chairperson Allison asked if the carport coverings would be painted, and how. Mr. Coykendall stated that they would be painted to match the other metallic elements on the surrounding buildings.



Mr. Henry noted that the carport coverings looked similar to those at the Wichita State University Deloitte building. He asked if the UDM had any requirements for solar panel installs. Mr. Mangus stated that the UDM does not feature any aesthetic requirements.

Mr. Henry asked if the panels were static, or if they could track with the sun, and whether the proposed configuration would be effective. Mr. Coykendall stated that they would be unmoving, but should be effective at capturing sunlight.

Mr. Mangus added that similar installations were becoming popular in the southern states on car dealership lots, to provide shade and generate power for the dealership.

Homer Henry made a motion to approve the revised Site Plan for 123 W. Cloud Ave. Motion seconded by Brian Schwan. Motion carried 5/0.

5.3 SP-A24-0030 — REVIEW AND APPROVAL OF THE REVISED SITE PLAN FOR ANDOVER SENIOR LIVING, GENERALLY LOCATED ON E. FOUNDERS PKWY., ANDOVER, KANSAS

Dustin Lohmann with MKEC Engineering was in attendance. He stated that they had returned with revisions in response to the Committee's comments from the last meeting, and had included renders as requested in order to clarify much about the building's exterior.

5.1 Mr. Woolsoncroft noted the rooftop mechanical plan, and asked if everything depicted would be adequately screened by the depicted parapet. Mr. Lohmann stated that the parapet is approximately 3 feet high, and will more than adequately screen the rooftop from ground level. Representatives from JGR, acting as the applicant's agent, were also in attendance, and confirmed Mr. Lohmann's statement.

Mr. Woolsoncroft asked if there were any outstanding Staff comments to be addressed. Mr. Mangus stated that Staff had no outstanding comments, and added that Kevin Graham, the City engineer, had reviewed the plans and also had no comments (*Mr. Graham was absent from the meeting*). Mr. Mangus added that the depicted parking goes beyond the requirements for the site, taking into account the future, Phase 2 development of the area. He stated that the lighting plan was similarly considerate.

Mr. Henry asked if the building would complement the existing Skylofts structure aesthetically. Austin Kack with JGR stated that it would, adding that the applicant(s) had worked closely with the Heritage design standards, and were in fact using some of the same stone as is already present on the Skylofts.

Mr. Henry asked if the 'balcony' depicted on sheet A3.2 was meant for resident use, or was decoration. Mr. Kack stated that it was indeed an open balcony. He added that the rooftop patio depicted had its edge at the depicted parapet. Mr. Henry asked how large the rooftop patio was; Mr. Kack stated that it would be about the same as a living unit, so roughly 800 square feet.



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Mr. Woolsoncroft stated that he appreciated seeing the renders, and would prefer some more color variation on the structure, but that this would not prevent his approval.

Homer Henry made a motion to approve the revised Site Plan for Andover Senior Living/The Residence at Heritage West. Motion seconded by Brian Schwan. Motion carried 5/0.

SP-A24-0033 — REVIEW AND APPROVAL OF THE SIGN PLAN FOR FLINT HILLS DENTAL, GENERALLY LOCATED AT 360 S. HERITAGE WAY, ANDOVER, KANSAS

Mr. Woolsoncroft asked if both faces of a corner tenant space were considered 'frontage'. Mr. Mangus confirmed as much, and added that the total area of the wall face is based on the entire elevation, so these signs were nowhere near reaching a maximum size.

Mr. Henry and Mr. Woolsoncroft asked if this applied regardless of the fact that, on the subject property, much of the building height was approximately 20 feet back from the frontage on which these signs would be placed. Mr. Mangus confirmed as much.

Mr. Henry stated that he recalled this space featuring awnings during the initial approval of the Skylofts. Mr. Mangus stated that there were, but that the Heritage design guidelines allow for a great deal of freedom for the tenant spaces to modify their external aesthetic.

Todd Woolsoncroft made a motion to approve the sign plan for Flint Hills Dental. Motion seconded by Homer Henry. Motion carried 5/0.

MEETING SCHEDULE — REVIEW AND APPROVAL OF THE 2025 SITE PLAN REVIEW COMMITTEE MEETING CALENDAR

Homer Henry made a motion to approve the 2025 Site Plan Review Committee meeting calendar and submittal deadlines. Motion seconded by Todd Woolsoncroft. 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 6:23 P.M.