



**1. CALL TO ORDER**

Acting Chairperson Woolsoncroft called the meeting to order at 6:02 P.M.

**2. ROLL CALL**

Committee members in attendance: Acting Chairperson Todd Woolsoncroft; Brian Schwan; Kevin Graham; Homer Henry; and Jessica Friedrichs.

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

Acting Chairperson Woolsoncroft welcomed Ms. Friedrichs to her first meeting, and had her introduce herself to the Committee.

**3. APPROVAL OF THE MINUTES OF THE JANUARY 7, 2025 MEETING**

*Homer Henry made a motion to approve the minutes of the January 7<sup>th</sup> 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**

**5.1 SP-A25-0001 — REVIEW AND APPROVAL OF THE SITE PLAN FOR CHIPOTLE, GENERALLY LOCATED AT 520 E. CLOUD AVE., ANDOVER, KANSAS**

The applicant's agent, Chuck Zoog, was in attendance. Mr. Zoog stated that he was not expecting to present on the case, but would do his best to answer any questions from the Committee.

Mr. Henry asked if the mechanical equipment that was depicted on the south elevation would be screened. Mr. Mangus stated that this was an area for which Staff provided much feedback to the applicant. He stated that US-54 (Kellogg) was considered a 'design corridor', and as such had specific design requirements for landscaping. Mr. Mangus stated that, per Staff comments, the applicant had provided updated plans that increased the amount of screening around the dumpster and near the rear sidewalk. Mr. Henry was directed to review the updated landscape plan, which depicted these changes.

Mr. Henry asked for clarification on the orientation of the structure. Mr. Mangus and Mr. Zoog explained that the elevation depicted as "south" was actually going to face to the north, toward US-54.

Mr. Henry asked if the dumpster would be located such that it is in front of the ladder when viewed from US-54. Mr. Mangus confirmed as much, and added that the screening around the



dumpster, including approximately 3-foot tall boxwoods, would screen the dumpster and the ladder area at the same time.

Mr. Henry asked if the elevations were copied from other Chipotle projects. Mr. Mangus stated that the presented plans appeared to be very similar to other locations, with certain brick elements added per the design standards of the City and the Planned Unit Development in which the structure will be located.

Acting Chairperson Woolsoncroft mentioned a recent project that had a similar exterior ladder for roof access, and asked if the same modification that was requested of that applicant could apply here. Mr. Zoog stated that he would discuss this with the architect(s).

Mr. Henry asked who had jurisdiction over the repairs of the sidewalks in front of the subject property, stating that they appeared to be damaged. Mr. Mangus stated that often, utility workers cause unintended damage to the sidewalks, but that the applicants would not be held accountable for others' damage. Mr. Mangus stated that he would refer the issue to the Public Works department.

Mr. Henry asked if the lot would be accessible via Plaza St. (the small street at the north end of the nearby roundabout, connecting to US-54). Mr. Mangus answered in the negative.

Mr. Henry asked if Staff felt that adequate space was allotted for the queue line. Mr. Mangus stated that the space provided was in fact in excess of the minimum requirements, adding that the line was not a typical order line, but would just be for pickup of orders that had been placed in advance. Mr. Zoog concurred, stating that the subject property would not feature a standard fast-food order speaker and menu, just the pickup window.

Mr. Mangus asked if the light fixture depicted directly above the pickup window was included in the photometric plan, stating that the numbers given do not seem to take that fixture into account. He stated that the City requires 25 isofootcandles beneath a window as such, adding that he expected the depicted fixture to be sufficient if included.

Mr. Henry asked if all signage for the property was included in this plan, or if the applicants would return with a separate sign plan. Mr. Mangus stated that the included monument sign was the only sign included, and the applicants would not need to return with a separate sign plan. Mr. Graham stated that the sign appeared to meet the sign standard that applies to the Planned Unit Development; Mr. Zoog concurred.

*Homer Henry made a motion to approve the site plan for Chipotle, with the condition(s) that Staff approve an updated photometric plan and a plan to extend the ladder screening as discussed. Motion seconded by Kevin Graham. Motion carried 5/0.*

## **6. MEMBER ITEMS**

Mr. Henry asked for an update on any new development coming into Andover. Mr. Mangus stated that an incoming car wash was still in the works, but held up by the franchisee. He stated that the senior living complex would be making a presentation to the City Council on February 25<sup>th</sup> with regards to their updated



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## SITE PLAN REVIEW COMMITTEE MINUTES

**FEBRUARY 4, 2025 | 6:00 P.M.**

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

financing. Mr. Henry mentioned seeing a "Coming Soon" sign across from Scooter's, but did not know what it was for.

### 7. **ADJOURN**

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

Meeting adjourned at 6:20 P.M.