



1. CALL TO ORDER

Chairperson Allison called the meeting to order at 6:05 P.M.

2. ROLL CALL

Committee members in attendance: Chairperson Doug Allison; Brian Schwan; Jessica Friedrichs; Homer Henry; and Kevin Graham.

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

3. APPROVAL OF THE MINUTES OF THE FEBRUARY 4, 2025 MEETING

Homer Henry made a motion to approve the minutes of the February 4, 2025 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-A25-0002 — REVIEW AND APPROVAL OF THE SITE PLAN FOR THE HODGES 7TH ADDITION DUPLEXES, GENERALLY LOCATED AT 309 W. TURNPIKE RD., ANDOVER, KANSAS

Paul Gray, the property owner and applicant, was in attendance. He stated that this Site Plan was a revision of one that had previously been approved, reducing the number of structures in order to comply with certain zoning regulations. He stated that the intent is for the development to be similar to the Hodges 6th Addition to the south, with duplexes. He continued that he wished to provide more diversity in price points to the city. Mr. Gray stated that the buildings would not feature garages, and would have 3 bedrooms and 2 bathrooms each, at approximately 1200 square feet in area. He stated that he was working to acquire another lot to the west in order to continue this development in the future.

Mr. Henry asked if the duplex units were to be sold or rented out. Mr. Gray stated that they would be long-term rentals. Mr. Henry asked after the price point for the rentals. Mr. Gray stated that he was targeting an approximately \$1400 per month rate, and added that his company engaged in rigorous background checks to vet renters.

Mr. Henry asked if Mr. Gray was seeking any federal subsidies for these properties. Mr. Gray denied.

Mr. Henry asked where residents would go during a tornado, and if there was an on-site shelter. Mr. Gray stated that there was no such shelter, and that the development is within a similar distance to public shelters as other homes.



Chairperson Allison asked whether the development to the west would be similar to this one. Mr. Gray confirmed as much.

Mr. Graham noted the lack of a lighting plan, and asked if this was necessary, as well as asking if ADA-accessible parking would be required. Mr. Mangus stated that the ADA parking requirements were in effect, and stated that a lighting plan was required because the duplexes were served by a parking lot. He requested that the applicant provide a photometric plan.

Mr. Henry asked what changes were made in this Site Plan revision. Mr. Mangus stated that the configuration of the structures was different, with consideration for the aforementioned future development, as well as a possible future rezone to the MXR zoning district.

Chairperson Allison asked if more dwellings could be fit to the south of those depicted. Mr. Gray answered in the negative.

Chairperson Allison asked if the depicted parking was acceptable. Mr. Gray stated that it meets the minimum requirements for the zoning district. Mr. Graham stated that the fire turnaround shown would need to be widened, adding that two parking spots could be converted for this purpose. Mr. Gray stated that he intended this turnaround to be temporary, transitioning into a full loop for fire access in the future. Mr. Graham recommended simply temporary striping to achieve this purpose.

Mr. Henry asked whether the colors on the provided renders were accurate. Mr. Gray confirmed as much.

Chairperson Allison asked what material would be along the base of the front of each structure, referencing the depicted masonry. Mr. Gray stated that he intended to vary the materials, along with siding textures, so as to create visual interest.

Mr. Henry asked whether a motion would need to require the existence of this masonry element, and whether the applicant could forgo it if so such condition were attached to the Site Plan approval. Mr. Mangus confirmed as much.

Homer Henry made a motion to approve the Site Plan for the Hodges 7th duplexes, with the conditions that Staff receive and approve a photometric plan for the parking lot and a striping plan for the fire turnaround, and that the depicted masonry elements be included in the final design. Motion seconded by Kevin Graham. Motion carried 5/0.

SP-A25-0003 — REVIEW AND APPROVAL OF THE SIGN PLAN FOR ANDOVER FAMILY OPTOMETRY, GENERALLY LOCATED AT 826 E. FOUNDERS PKWY., ANDOVER, KANSAS

Chuck Carson with Lumineon was in attendance.

Mr. Graham asked if this approval was for the sign only, or if the previously-discussed art installation would be included. Mr. Carson confirmed that it was for signage only. Mr. Henry asked if this art installation was still planned. Mr. Carson confirmed that it was as far as he knew.



Mr. Henry recommended that the art installation feature a giant monocle, and asked whether the blue part of the eye depicted in the sign plan was illuminated. Mr. Carson confirmed as much, stating that it would be white acrylic with a blue film over top, and that this was the only element that was not halo-lit.

Mr. Graham asked if the wall area of the signs were acceptable. Mr. Mangus confirmed as much.

Mr. Henry asked if the building had any awnings. Mr. Mangus confirmed as much, referencing sheet 5.0 in the Site Plan meeting packet.

Mr. Henry asked whether the signage would stand out very well from the brick/masonry walls. Mr. Carson stated that the sign was mostly black lettering, and the walls were nearly white in color, so it would easily stand out.

Mr. Graham asked if all of the standalone eye signs (without lettering) were removed from the plan. Mr. Carson confirmed.

Homer Henry made a motion to approve the sign plan for Andover Family Optometry. Motion seconded by Brian Schwan. Motion carried 5/0.

6. MEMBER ITEMS

Mr. Graham asked whether the Andover Family Optometry building would be opening soon. Mr. Mangus stated that he had been given an estimate of a June opening.

Mr. Henry asked when the Victory Bar & Grill would be opening. Mr. Schwan stated that it would be the next week.

7. ADJOURN

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

Meeting adjourned at 6:36 P.M.