



1. CALL TO ORDER

Acting Chairperson Graham called the meeting to order at 6:03 P.M.

2. ROLL CALL

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

Staff members in attendance: Les Mangus, Director of Community Development; and Julie Boyd, Interim Planning and Zoning Administrator.

3. APPROVAL OF THE MINUTES OF THE APRIL 1, 2025 MEETING

Homer Henry made a motion to approve the minutes of the April 1, 2025 meeting as presented. Motion seconded by Brian Schwan. Motion carried 4/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. AGENDA

5.1 SP-A25-0006 — REVIEW AND APPROVAL OF THE SIGN PLAN FOR BUFFALO RIDGE APARTMENTS, GENERALLY LOCATED AT 701 W. FOUNDERS PKWY., ANDOVER, KANSAS

Ms. Boyd stated that the applicant intends to install two monument signs at the Buffalo Ridge apartment complex, one at the northern entrance and one at the western. She continued that the underlying Planned Unit Development provisions allowed for exactly such signs, and that the western monument sign would be the smaller of the two. She stated that the applicant had provided a landscape plan per Staff comments, and that the only concern Staff had with the application was that the landscaping did not meet the requirement of featuring at least one-third evergreen or coniferous plantings.

Brandon Wilson, the applicant with Integra, was in attendance. He stated that the sign company was in error, and it was actually the northern sign which would be the smaller of the two. He stated that the modification to the landscaping as requested by Staff would not be an issue.

Mr. Henry asked how brightly the sign would be lit. Ms. Boyd stated that it was internally lit, and would provide a relatively suffuse light. Mr. Wilson stated that the signs would be similar to another approved signage installation that Integra had overseen. Mr. Mangus referenced the provided lighting specs. Mr. Henry noted that a photometric plan had not been included in the application [*this is not necessarily required for approval*].



PLANNING & ZONING
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SITE PLAN REVIEW COMMITTEE MINUTES

MAY 6, 2025 | 6:00 P.M.

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

Homer Henry made a motion to approve the sign plan for Buffalo Ridge apartment, on the condition that Staff receive and approve an amended landscape plan featuring at least one-third evergreen or coniferous plantings as required. Motion seconded by Brian Schwan. Motion carried 4/0.

6. MEMBER ITEMS

None.

7. ADJOURN

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

Meeting adjourned at 6:10 P.M.