



1. CALL TO ORDER

The meeting was called to order at 6:00pm by Acting Chairperson Kevin Graham.

2. ROLL CALL

Committee Members present: Acting Chairperson Kevin Graham, Homer Henry, Brian Schwan, Jessica Friedrichs

Staff Members present: Jennifer McCausland, City Administrator; Les Mangus, Director of Community Development; Dylan Carroll, Interim Planning Technician.

3. APPROVAL OF THE MINUTES OF THE SEPTEMBER 2, 2025 MEETING

Homer Henry made a motion to approve the minutes of September 2, 2025, as presented. Seconded by Jessica Friedrichs. Motion passed 4-0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. AGENDA

5.1 **SP-A24-0013 — REVIEW AND APPROVAL OF THE REVISED SITE PLAN FOR POINT NINE, GENERALLY LOCATED AT 1539 N. ANDOVER RD., ANDOVER, KANSAS**

Acting Chairperson Kevin Graham called the first agenda item pertaining to the revised site plan for Point Nine, generally located at 1539 N. Andover Rd.

Les Mangus stated that the site plan before the committee tonight is an amended plan for the Point Nine restaurant to add storage space and an expansion of the kitchen on the west side of the building. The materials that have been chosen will be painted to match the existing shipping containers. Staff have corresponded with the consultants and the owners about the plan; there were some concerns about parking and sidewalk access. Staff believe that these issues were able to be solved. The parking spaces could be restriped to add extra space on the furthest north parking space that is adjacent to the expanded kitchen space. Staff believe that they have worked through any potential issues with the owner and Staff is supportive of the plan.



Acting Chairperson Kevin Graham asked if they would be issuing a revision to the proposed plan to illustrate the changes. Les Mangus stated that they would, and it could be picked up in the construction document submittals.

Homer Henry asked about the screening involved and the entry points that could potentially be affected by the proposed expansion. Les Mangus stated that what the city does not want is for a person to have to walk through a parking lot in to get to a building entrance, or down an access aisle.

Homer Henry asked if parking spaces would be removed to accommodate the expansion. Les Mangus responded that all spaced would remain and the proposed expansion would be where there is an existing sidewalk that wraps around the building.

Acting Chairperson Kevin Graham stated that there was discussion about reducing the width of spaces and that there was concern about people hitting the wall with their car door as they exited their vehicle, or parking farther south in the space to avoid the wall altogether which would cause further parking issues. The size of the spaces is 9 feet, while the minimum is 8 feet. Extra space could be bought by restriping the spaces.

Chris Hanney from Hanney & Associate Architects was present and spoke at the podium. He stated that the plan for the new shipping container was to paint it to match the existing containers. There is hope that it will blend into the rest of the building. He stated that it is a tight sight to work with and there is need for growth.

Homer Henry made a motion to approve with the conditions set forth by staff the site plan for Point Nine. Seconded by Brian Schwan. Motion approved 4-0.

5.2 SP-A25-0019 — REVIEW AND APPROVAL OF THE SIGN PLAN FOR JUMPSTART, GENERALLY LOCATED AT 2035 N. ANDOVER RD., ANDOVER, KANSAS

Acting Chairperson Kevin Graham called the next agenda item pertaining to the sign plan for Jumpstart, generally located at 2035 N. Andover Rd.

Les Mangus stated that this plan is for a new sign at Jumpstart on North Andover Road. Jumpstart is seeking to build a taller pole sign within the 20 foot maximum for signs in this zoning district. They have scaled appropriately to meet the maximums for sign surface area. He stated that it is an existing sign located, and Staff has worked with the applicant regarding landscaping. The existing sign base is located within the pavement and without removing pavement, the landscaping could not be placed directly adjacent to the sign base. However, landscaping could be placed around the outside of the base to meet the requirements.

Homer Henry asked about the existing gas pipe marker that is located near the sign and if the applicant would have any issues placing landscaping around it, including the existing rocks surrounding the sign base.

Anders Herpolsheimer from Ron's Sign Company was in attendance and spoke at the podium.



He stated that there are existing rocks around the base and that the owners had suggested they wanted to spread their landscaping along Andover Road and not just around the sign base. Anders stated that he had told the owners of Jumpstart that the City would prefer that the landscaping be around the sign base and that Staff had verified that claim.

Acting Chairperson stated that in some of the renderings, landscaping is shown on the south portion of the sign base but in the plan presented, plantings are only shown on the north and east side. Anders stated that the site plan in front of the committee is the newest updated version. He further stated that he is still working with the owner about what plantings will be selected and where they will go.

Homer Henry asked who the owner is. Les Mangus stated that he believes Bill King owns the property and that Jumpstart leases it from him.

Acting Chairperson Kevin Graham asked if there would be a follow up landscaping plan that can be reviewed. Anders stated that in discussion with Julie Boyd (Planning & Zoning Administrator) there seemed to be a possibility that the Committee could approve the sign plan, and Staff could approve the landscaping at a later date, once the design had been completed. He further stated that the main concern of Jumpstart is that once the evergreen plantings have been put in place, they may grow to cover the bottom portion of the pole sign. Les Mangus stated that there are many different varieties of evergreen that grow as low as 3-4 inches that could be planted there.

Homer Henry asked what the sign of the Casey's across the street is. Anders stated that he believes the sign across the street is approximately 15 feet.

Acting Chairperson Kevin Graham asked if this sign was originally going to be taller. Anders stated that he originally filed for a variance to have the sign be 25 feet tall, but that was denied. Homer Henry asked who denied the variance. Les Mangus stated that it was the Board of Zoning Appeals who denied the variance.

Homer Henry asked about the height relation between the top of the proposed sign and the top of the pump canopy. Anders said that he believes the canopy is approximately 19 feet. Homer Henry then asked that without the variance, if this sign height was acceptable. Les Mangus stated that it was acceptable, and it was the maximum height allowed.

Homer Henry asked why the sign was not being placed at 45 degree angle to increase the visibility to potential turnpike traffic. Anders stated that Jumpstart owner does not like 45 degree angled signs and prefers to have it placed at a 90 degree angle.

Homer Henry asked if the committee should wait for a landscaping plan to be given to them. Les Mangus stated that Staff are comfortable approving the landscape plan once it is presented.

Homer Henry asked about stone around the base of the sign. Anders stated that it will be a nice faux stone around the base.



Homer Henry made a motion to approve the sign plan upon staff approval of a landscape plan on the north and east side of said sign. Seconded by Brian Schwan. Motion approved 4-0.

**5.3 SP-A25-0020 — REVIEW OF THE SITE PLAN FOR THE EMPRISE BANK ATM,
GENERALLY LOCATED AT 209 E. FOUNDERS PKWY., ANDOVER, KANSAS**

Acting Chairperson Kevin Graham called the next agenda item pertaining to the site plan for the Emprise Bank ATM, generally located at 209 E. Founders Pkwy.

Les Mangus stated that as part of the construction of Founders Pkwy, the city acquired some right of way from Emprise Bank. During the acquisition process, Emprise brought to the city's attention that the configuration of the new road and driveways made their ATM section unusable. A deal was negotiated where Emprise would move their ATM & ITM onto a section of remnant land that the city owned to the East. He further stated that the plans for the roadway are not 100% completed yet, these plans include some lighting and landscaping aspects, which plays into a part of the case in front of the committee tonight. The contractor for this project is choosing not to provide landscaping or lighting to this site. The contractor said that he does not believe that it is a parking lot and therefore it is not required to have lighting or landscaping. The city contends that the Site Plan Review criteria requires that ATM queue lanes be treated as a parking lot, which is required to have perimeter screening and adequate lighting. As far as the ATM configuration and pavement, the city has worked it out with the site civil engineer and there is no issue. Les Mangus stated that he believes that the road project lighting will be adequate to light the paved area, but the city does not have a final design for that. He stated he believes the city will have a final plan within the next 90 days. The city is aiming to bid the road project within the first quarter of 2026. Staff is comfortable with the lack of a lighting plan but do not believe there is grounds for the refusal to submit a landscaping plan.

Homer Henry asked what the process would be if the Committee were to deny the application or if they simply tabled it until next month's meeting. Les Mangus stated that this is another one of these projects that he feels comfortable with Staff approval of the landscaping, with the message from the Site Plan Review Committee that the parking lot perimeter landscaping is required.

Acting Chairperson Kevin Graham stated that he had recently talked with Les about how the back of the curb is located on the right of way line. He believes that they may be room to pinch the drives down a bit to accommodate some plantings. Les Mangus stated that Site Plan can make exceptions to their own guidelines. The guidelines state that the right of way should not be used for required landscaping, but exception has been taken before, specifically at Point Nine. Les stated that as we move towards the new trend of pushing buildings to the street and sidewalk, we should see this more often.

Homer Henry asked about irrigation and how the plantings and grass would be watered. Les Mangus stated that irrigation will be required. The right of way will be irrigated by the roadway project, but the grass areas that are not on the right of way, Emprise would be responsible.



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Homer Henry stated his concerns about approving site plans without irrigation and how they eventually end up as dead bushes and grass. Les Mangus stated that the existing buildings are well landscaped and maintained, due to their irrigation system. He further stated that there is no reason that the existing system could not be extended across the parking lot.

Acting Chairperson Kevin Graham stated that he is generally in favor of some form of screening there due to Founders Pkwy being a critical roadway infrastructure. With this being a new road section and new construction, he stated his likes the idea of finding some compromise to accommodate screening, even if it means using a part of the right of way. Homer Henry asked what acceptable screening would look like. Acting Chairperson Kevin Graham stated it could be a hedgerow, grasses or low shrubs along the side.

Acting Chairperson Kevin Graham asked if the screening has to be continuous. Les Mangus stated that it does. Les further stated that the city has a great planting pallet that they could select from to meet the 3 foot minimum screening height. Les said that the contractor is anxious to get started on this project and that he believes the desire is to have the ATM up and running before construction on Founders Pkwy starts next spring.

Acting Chairperson Kevin Graham asked if Staff were comfortable having the plantings within the right of way. Les Mangus stated that this same scenario happened at the shopping center across the street from Emprise.

Homer Henry made a motion to approve the site plan for Emprise as presented, as long as they meet Staff requirements for landscaping and buffering that has been discussed. Seconded by Jessica Friedrichs. Motion approved 4-0.

6. MEMBER ITEMS

None.

7. ADJOURN

Homer Henry made a motion to adjourn the meeting. Seconded by Brian Schwan. Motion passed 4-0.

Meeting adjourned at 6:32pm.