



The City of Andover

Agenda

Site Plan Review Committee Meeting

Tuesday, June 2, 2026

Andover City Hall - 1609 East Central Avenue

6:00 PM

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2. ROLL CALL	
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6. ADJOURN	



To: Site Plan Review Committee
From: Julie Boyd
Date: June 2, 2026
Subject: May 5, 2026

RECOMMENDED ACTION: Review and approve the minutes of the May 5, 2026 meeting of the Andover Site Plan Review Committee.

ATTACHMENTS:

[Draft Site Plan Review Minutes - 05/05/26](#)



1. CALL TO ORDER

The meeting was called to order at 6:00pm by Chairperson Bonebrake.

2. ROLL CALL

Committee Members present: Chairperson Scott Bonebrake, Jessica Friedrichs, John VanSickle, Zach Smith & Homer Henry (arrived at 6:02pm)

Staff Members present: Julie Boyd, Planning & Zoning Administrator

3. APPROVAL OF THE MINUTES OF THE APRIL 7, 2026 MEETING.

Chairperson Bonebrake made a motion to approve the minutes of the April 7, 2026, meeting as presented.

Seconded by Jessica Friedrichs. Motion passed 4-0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Zach Smith introduced himself to the Committee. He stated that he has a background in Civil Engineering, specifically relating to development and subdivisions, both on the construction and design side.

Jessica Friedrichs asked Staff if the review of the UDM is progressing and if the review of signs would be a part of the process. Julie Boyd responded that Staff are in the process of reviewing the UDM with an outside consultant, but signs are still on the radar.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. AGENDA

5.1 SP-A26-0014 — REVIEW AND APPROVAL OF THE SIGN PLAN FOR BARK 44, GENERALLY LOCATED AT 301 W. CENTRAL AVE., ANDOVER, KANSAS

Chairperson Bonebrake called the first and only agenda item, pertaining to the review and approval of the sign plan for Bark 44, generally located at 301 W Central Ave.

Julie Boyd introduced the item by stating that this is a pretty simple sign plan, including a sign at the street connected to an existing pole and a wall sign. Julie further stated that both of these signs already exist as temporary signs, which they did receive a permit for. The current temporary signs are made of vinyl material and will be replaced by identical aluminum signs, which will not be lit. Julie stated that we do not have current measurements for all of the signs on the building, but the proposed sign will be about 60 square feet and they should still fall under the maximum wall coverage.



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

SITE PLAN REVIEW COMMITTEE MINUTES
MAY 6, 2026 | 6:00 P.M.
ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

Chairperson Bonebrake asked if they are essentially replacing the banners with identical aluminum signage. Julie Boyd responded that was correct. She further noted that the wall sign has an aluminum frame and the banner is currently stretched over the frame.

John VanSickle asked if it was possible to paint the black metal pole along with the white rail on the pole sign. Julie Boyd responded that they absolutely could make it a condition of the approval.

Zach Smith commented that he would like the metal wall sign to be fully enclosed on all sides to ensure that there are not exposed metal sheets showing. Homer Henry joined the discussion and stated he would like to see the sign enclosed like a cabinet on all sides instead of seeing two metal flashing on either side of the poles.

Homer Henry asked about pole signs and if they are allowed throughout the city or only in certain zones. Julie responded that certain zones allow it, but not all do. However, pretty much every commercial zone allows them.

Homer Henry made a motion to approve the sign plan at 301 W Central Ave. for Bark 44 with the conditions to put a top and bottom on the sign, similar to endcaps, and then also paint the exiting poles back to black to match the sign. Seconded by Chairperson Scott Bonebrake. Motion passed 5-0.

6. MEMBER ITEMS

John VanSickle asked if there was a timeline for when they may receive the results of the UDM consultation that the Committee attended a couple of weeks ago. Julie Boyd responded that they expect to see the report by the end of June.

7. ADJOURN

Chairperson Bonebrake made a motion to adjourn the meeting. Seconded by Homer Henry. Motion passed 5-0.

Meeting adjourned at 6:09pm.



To: Site Plan Review Committee
From: Les Mangus
Date: June 2, 2026
Subject: Potential Residential Development Report

RECOMMENDED ACTION: No action is necessary. Please review and file the Potential Residential Development Report.

SUMMARY:

The Potential Residential Development Report provides a general overview of single-family and multi-family development within the City of Andover. The report compares the total number of platted lots versus the total number of building permits issued.

FINANCIAL IMPLICATIONS:

None.

LEGAL IMPLICATIONS:

None.

ATTACHMENTS:

[Potential Residential Development Report](#)

POTENTIAL RESIDENTIAL DEVELOPMENT

POTENTIAL RESIDENTIAL DEVELOPMENT								
SINGLE - FAMILY	Platted Lots	Permits Issued	2024 Permits	Available for Construction	Unplatted Lots	% with Bldg Permits	% with C of O's	#-Cof O's Issued
Aspen Creek	31	27		4	0	87.10%	87.10%	27
Cedar Park	52	51		1	0	98.08%	98.08%	51
Chateauroux	38	36		2	0	94.74%	94.74%	36
Cornerstone 1st	105	105		0	0	100.00%	99.05%	104
Cornerstone 3rd	135	133		2	160	100.00%	98.50%	131
Cornerstone 6th	33	33		0	0	100.00%	96.97%	32
Cornerstone 10th	32	31	5	1	0	96.88%	96.88%	31
Cornerstone 11th	40	39	4	1	0	100.00%	92.31%	36
Courtyard @ Cornerstone	58	25	2	33	0	43.10%	39.66%	23
Cottages @ Cornerstone	80	0		80	0	0.00%	0.00%	0
Crescent Lakes	84	83		1	0	98.81%	97.62%	82
Crescent Lakes 5th	117	117		0	0	100.00%	97.44%	114
Diamond Creek	0	0		0	185	0.00%	0.00%	0
Flint Hills Phase 1	23	20		3	0	86.96%	86.96%	20
Flint Hills Phase 2	36	35		1	0	97.22%	94.44%	34
Flint Hills Phase 3 (FHN Club Estates)	33	29		4	0	87.88%	81.82%	27
Flint Hills Phase 4	31	25		6	0	80.65%	80.65%	25
Flint Hills Phase 5	23	21	1	2	13	91.30%	82.61%	19
Flint Hills Phase 6	30	12	1	18	13	40.00%	40.00%	9
Heritage 1st	75	75	2	0	0	100.00%	98.67%	74
Heritage 2nd	72	38	2	34	0	55.88%	36.76%	25
Heritage 3rd	44	23	13	21	0	52.27%	43.18%	19
Heritage Mixed-Use		0		0		0.00%	0.00%	0
Hilltop	7	7		0	0	100.00%	100.00%	7
Jaguar Estates		0		0		0.00%	0.00%	0
Lafayette Addition	8	1	0	7	0	8.33%	0.00%	0
Meadowbrook 2nd	17	17	9	0	0	100.00%	100.00%	17
Meadowbrook 4th	43	16		27	0	133.33%	16.67%	2
North Meadows 3rd Addition	59	58	2	1	0	98.31%	98.31%	58
Prairie Creek 6th	45	45	22	0	0	100.00%	100.00%	45
Reflection Lake @ Cloud City 2nd	65	65		0	0	100.00%	100.00%	65
Reflection Lake 3rd	81	81		0	0	100.00%	98.77%	80
Scattered Lots	86	10		76	0	11.63%	9.30%	8
Shadow Rock	60	60	1	0	0	100.00%	98.33%	59
Southern Hills		0		0		0.00%	0.00%	0
Speyside @ Terradyne	28	13	5	15	0	46.43%	39.29%	11
Summerlin	33	5	1	28	0	15.15%	6.06%	2
Terradyne 2nd Addition	43	43		0	0	100.00%	97.67%	42
Tuscany 3rd	19	18	3	1	0	100.00%	88.89%	16
Tuscany 5th	26	14		12		116.67%	41.67%	5
Valsong	3	1		2		33.33%	33.33%	1
Total Single Family	2800	2415	73	385	719			2340
MULTIFAMILY	Units	Permits Issued		Available for Construction	Unplatted Units	% with Bldg Permits	% with C of O's	#-C of O's Issued
Cornerstone 5th	29	27	10	2	0	93.10%	10.34%	3
Prairie Creek 2nd - Duplex	41	41		0	0	100.00%	92.68%	38
Hodges 6th - Duplex	17	30		-13	0	96.77%	96.77%	30
Hodges 7th - Duplex	11	7		4		100.00%	100.00%	7
Prairie Pointe @ Cornerstone - Duplex	17	17		0	0	100.00%	100.00%	17
Prairie Pointe 2nd @ Cornerstone - Duplex	17	17	8	0	0	100.00%	100.00%	17
Prairie Pointe 3rd @ Cornerstone - Duplex	17	0	0	17	0	0.00%	0.00%	1
The Residences @ Heritage West	60							
Buffalo Ridge Apartments		7		-7		100.00%	0.00%	0
Total Multifamily	195	107	18	-2	0	54.87%		169
Total Dwelling Units	2995	2522	109	383	719	84.21%		
Total Lots/Units, Platted and Unplatted	3714	2522		1911	719	67.91%		

[Path]Chris Tracking

5/29/2026



To: Site Plan Review Committee
From: Les Mangus
Date: June 2, 2026
Subject: Committee & Staff Report

RECOMMENDED ACTION: No action is necessary. Please review and file the development-related meeting minutes.

SUMMARY:

The Committee & Staff Report encompasses all development-related meetings that have occurred since the last Site Plan Review Committee meeting. These minutes provide an overview of recent discussions and actions taken regarding community development in the City of Andover.

The May draft Subdivision Committee and Planning Commission meeting minutes are attached.

ATTACHMENTS:

[Draft Subdivision Committee Minutes - 05/12/26](#)



SUBDIVISION COMMITTEE MINUTES

MAY 12, 2026 | 5:30 P.M.

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

The meeting was called to order at 5:31pm by Chairperson Gary Israel

2. ROLL CALL

Committee Members present: Chairperson Gary Israel

Staff Members present: Les Mangus, Director of Community Development; Kevin Graham, City Engineer; Mike Roosevelt, Fire Marshal; Julie Boyd, Planning & Zoning Administrator; Dylan Carroll, Planning Technician.

3. APPROVAL OF THE MINUTES OF THE APRIL 14, 2026 MEETING

Chairperson Gary Israel made a motion to approve the minutes of the April 14, 2026, as presented. Motion passed 1-0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

Les Mangus stated that residential housing permits have spiked in the last couple of months. Isaac (Permit Technician) wrote 24 single-family permits last month.

5. AGENDA

5.1 FINAL PUD — REVIEW AND RECOMMENDATION ON THE HODGES EIGHTH SUBDIVISION FINAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED AT W. TURNPIKE RD., ANDOVER, KANSAS

Chairperson Israel called the first and only agenda item pertaining to the review and recommendation on the Hodges 8th subdivision final PUD, generally located at W. Turnpike Rd.

Julie Boyd introduced the agenda item by stating that this property is just shy of 6.5 acres which the applicant intends to replat into the Hodges 8th PUD, the 7th addition was not a PUD, but the 8th addition will be. The development is a bit different from the other additions as it features a bunch of duplexes, which the PUD allows for this density. Turnpike Road, which is located to the North and runs parallel to the Turnpike itself, would be vacated via this plat and become a private road. This would allow access to the duplexes without the road being a city street. Julie further stated that the Comprehensive Plan is in support of this, specifically the mixed residential neighborhood place type. Julie mentioned that there are some duplexes located not far from the planned site, so it would not be out of place for the area. There are currently 5 to 6 duplexes constructed in the Hodges 7th and they will be replatted into the new Hodges 8th. There are four different reserves laid out in the PUD that are for utilities, drainage, landscaping and some open green space for residents to enjoy. Julie mentioned that Preliminary PUD was reviewed some time ago and the final PUD has been finished and put on



hold temporarily until the KTA owned triangle of land can be transferred over. That change is in progress, and the PUD cannot go before the City Council until it has been completed. Julie commented that Staff had provided quite a few comments to the applicant back in April and Staff have received this revised final PUD right before the final packet was sent out. Staff was not able to fully review the PUD, so Staff recommends approval contingent on Staff approval of all outstanding comments.

Phil Meyer from Baughman Co. was present and spoke to address any comments from the Committee. He stated that they have board approval from the KTA regarding the triangle parcel of land and they are not waiting on the deeding process to complete. He said he estimates that the process shouldn't take longer than 30 days. Mr. Meyer stated he believes they have made all the changes requested by Staff.

Kevin Graham and Phil Meyer had a discussion about sewer lines located at the northwest corner of the property and whether or not the sewer lines would be public or private and if an easement would be needed later on in the process.

Chairperson Israel asked about the location of the duplexes located in the northwest corner of the property and if they had been mirrored from the Preliminary PUD. Les Mangus stated that Staff had some discussions with the developer and they elected to mirror the duplexes to allow for a cleaner access path.

Mike Roosevelt led a discussion about the street layout and if a fire-approved turnaround would be required. In addition, there was also discussion about the techniques Firefighters use to fight fires in high density neighborhoods. The consensus was that the longest stretch of road fell below the 150-foot requirement and a fire-approved turnaround would not be required. Mike Roosevelt also made comments regarding the staircase materials and the need to use non-combustible materials.

Chairperson Israel asked if the Police Department had reviewed this plan. Les Mangus stated that the Police Department does not look at final plans. However, they were notified of the zoning change and they had no comment.

Mike Roosevelt made a couple of comments and led a discussion regarding the existing fire hydrant on the extreme west edge of the property and the water line that serves it. The discussion centered around whether the hydrant and water line would need to be moved. Les Mangus commented that those are details that will need to be worked out in the final utility plan and site plan review.

Chairperson Gary Israel asked if in the reserve spaces, there might be room for a playset or playground area. Mr. Meyer responded that there may be. He commented that Paul Gray (Owner) had talked about potentially placing a dog park in one of the reserves, but nothing final yet.

Kevin Graham stated for the record that any public improvements will require financial guarantee and petitions per the Subdivision regulations before the plan goes to the City Council.



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

SUBDIVISION COMMITTEE MINUTES
MAY 12, 2026 | 5:30 P.M.
ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

Chairperson Gary Israel made a motion to approve the Hodges 8th subdivision on the condition that any outstanding staff markups be satisfied. Motion passed 1-0.

6. MEMBER ITEMS

Chairperson Gary Israel asked about the gate that has been placed along Yorktown Parkway. Les Mangus stated that the gate is for private access to one of the lots along Yorktown Pkwy.

7. ADJOURN

Gary Israel made a motion to adjourn the meeting. Motion passed 1-0.

Meeting adjourned at 5:59pm.



To: Site Plan Review Committee
From: Julie Boyd
Date: June 2, 2026
Subject: Revised Sign Plan: 321 S. Andover Rd. (Dunkin Donuts)

RECOMMENDED ACTION: APPROVE the revised sign plan for Dunkin Donuts, generally located at 321 S. Andover Rd.

SUMMARY:

The subject property is an approximately 1-acre parcel which contains a multi-tenant retail buildings; the applicant intends to install new signage for the tenant space which is filled by Dunkin Donuts, at the southern end. The new signage would be an update to the overall branding for the chain, with a new wall sign on the front (eastern) side of the building, and a new wall sign on the southern side of the building, near the drive-thru.

The subject property obtained a Variance in 2012, allowing for a maximum wall coverage of 7.35%, or approximately 220 total square feet. With the proposed new signage, the building would reach an estimated 4% coverage on its eastern elevation, well shy of the maximum (exact area for all signage is not available).

FINANCIAL IMPLICATIONS:

None.

LEGAL IMPLICATIONS:

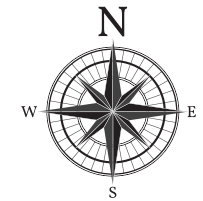
The Site Plan Review Committee (SPRC) considers the final application for approval or disapproval, with or without conditions, based on the Site Plan Review Standards in Chapter 3.4 of the City of Andover Unified Development Manual (UDM).

The SPRC is a committee of final action. If the site plan is approved, no further action is required by the applicant.

ATTACHMENTS:

[Sign Plan](#)

Existing



RON'S SIGN COMPANY
 1329 S. Handley St.
 Wichita, KS 67213
 Phone: 1.316.267.8914
 Fax: 1.316.267.0811

DRAWING DATE: 05.27.26
 DESIGNER: A. Herpolsheimer
 SALES REP: J. Saindon

ADDRESS: 321 S Andover Rd, Andover, KS 67002

(SIGNATURE)
 CLIENT APPROVAL:

DATE:

CUSTOMER:
Dunkin

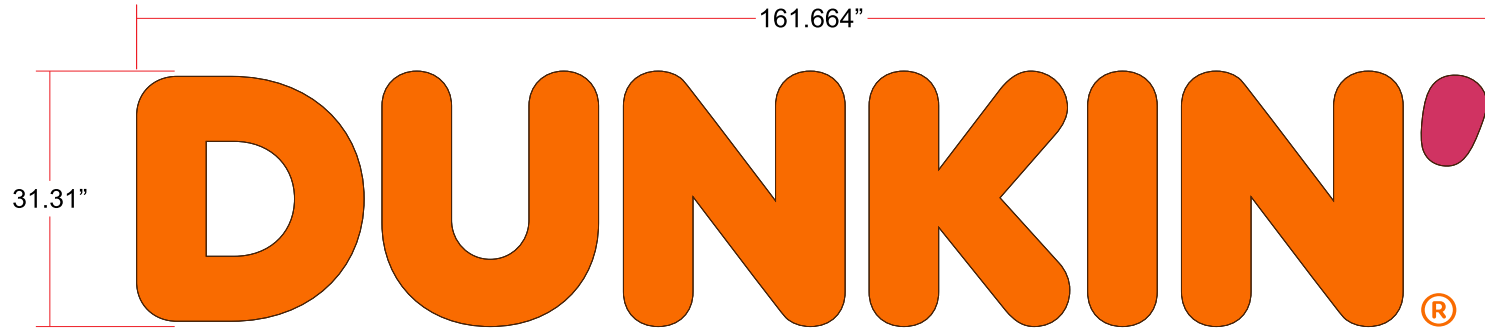
DESIGN PHASE: **FINAL**

SHEET NUMBER:
1.0

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Wall Sign

NEW LED ILLUMINATED CHANNEL LETTERS, FLUSH MOUNTED TO ELEVATION




Square Footage: 35.17'

NOTE:

SCALE: 1" = 20"

QTY: 1

- Materials: 3/16" clear acrylic
- Returns: 5" black
- Trimcap: 1" black
- Artwork: Cut translucent orange and pink vinyl
 - > Applied as per layout
- Lighting: 24V white LEDs

 RON'S SIGN COMPANY 1329 S. Handley St. Wichita, KS 67213 Phone: 1.316.267.8914 Fax: 1.316.267.0811	DRAWING DATE: 05.27.26	ADDRESS: 321 S Andover Rd, Andover, KS 67002	CUSTOMER: Dunkin	SHEET NUMBER: 2.0
	DESIGNER: A. Herpolsheimer SALES REP: J. Saindon	(SIGNATURE) CLIENT APPROVAL:	DATE:	DESIGN PHASE: FINAL

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Wall Sign

NEW LED ILLUMINATED CHANNEL LETTERS, FLUSH MOUNTED TO ELEVATION



Square Footage: 7.39'

NOTE:

SCALE: 1" = 10"

QTY: 1

- Materials: 3/16" clear acrylic
- Returns: 5" black
- Trimcap: 1" black
- Artwork: Cut translucent pink vinyl
 - > Applied as per layout
- Lighting: 24V white LEDs



RON'S SIGN COMPANY
1329 S. Handley St.
Wichita, KS 67213
Phone: 1.316.267.8914
Fax: 1.316.267.0811

DRAWING DATE: 05.27.26
DESIGNER: A. Herpolsheimer
SALES REP: J. Saindon

ADDRESS: 321 S Andover Rd, Andover, KS 67002
(SIGNATURE)
CLIENT APPROVAL: _____ DATE: _____

CUSTOMER:
Dunkin

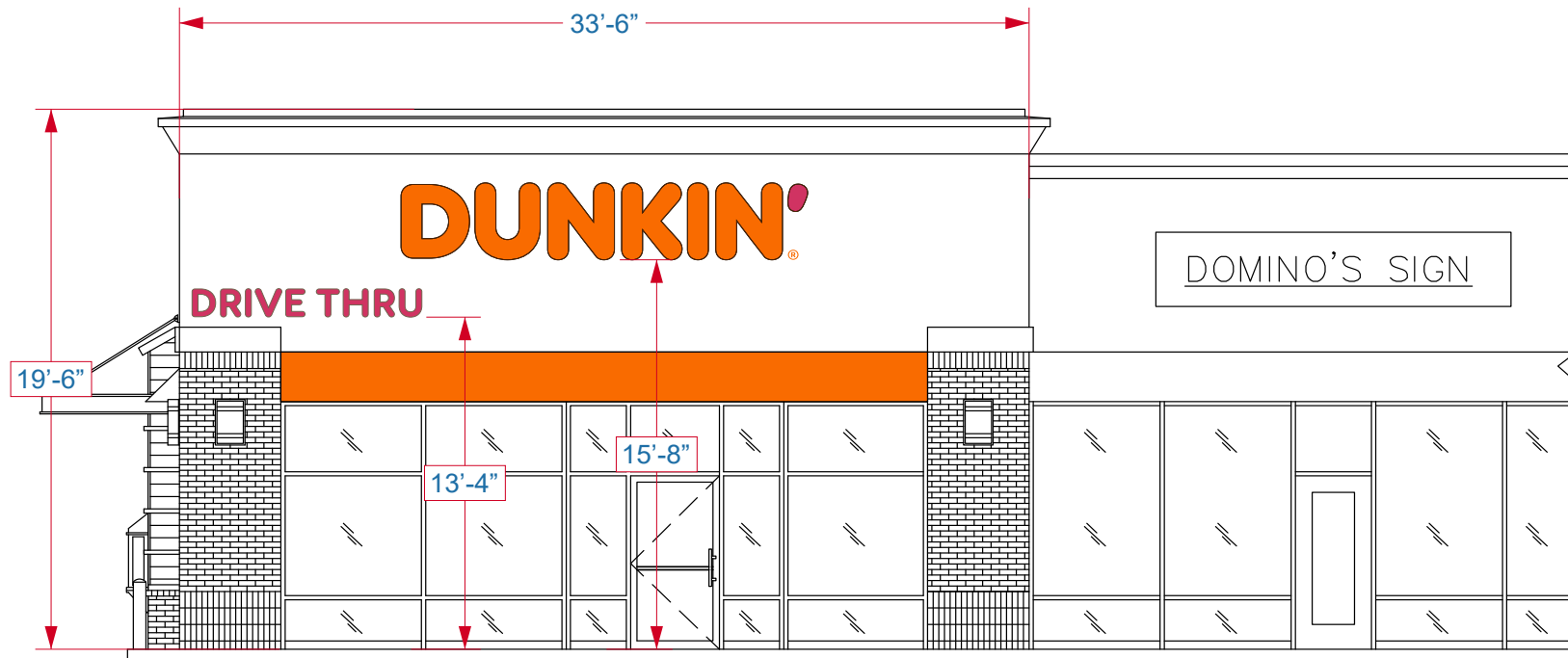
SHEET NUMBER:
3.0

DESIGN PHASE: **FINAL**

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Wall Sign

NEW LED ILLUMINATED CHANNEL LETTERS, FLUSH MOUNTED TO ELEVATION



RON'S SIGN COMPANY
1329 S. Handley St.
Wichita, KS 67213
Phone: 1.316.267.8914
Fax: 1.316.267.0811

DRAWING DATE: 05.27.26
DESIGNER: A. Herpolsheimer
SALES REP: J. Saindon

ADDRESS: 321 S Andover Rd, Andover, KS 67002

(SIGNATURE)
CLIENT APPROVAL:

DATE:

CUSTOMER:

Dunkin

DESIGN PHASE: **FINAL**

SHEET NUMBER:

4.0

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Wall Sign

NEW NON-ILLUMINATED ROUTED FACES, FLUSH MOUNTED TO ELEVATION



Square Footage: 14.38'

NOTE:

SCALE: 1" = 10"

QTY: 1

- Materials: 5mm white DiBond
- Router: As per layout
- Paint: Pantone 3564 C (top bar)
> Pantone 7635 C (bottom bar)



RON'S SIGN COMPANY
1329 S. Handley St.
Wichita, KS 67213
Phone: 1.316.267.8914
Fax: 1.316.267.0811

DRAWING DATE: 05.27.26
DESIGNER: A. Herpolsheimer
SALES REP: J. Saindon

ADDRESS: 321 S Andover Rd, Andover, KS 67002

(SIGNATURE)
CLIENT APPROVAL:

DATE:

CUSTOMER:

Dunkin

DESIGN PHASE: FINAL

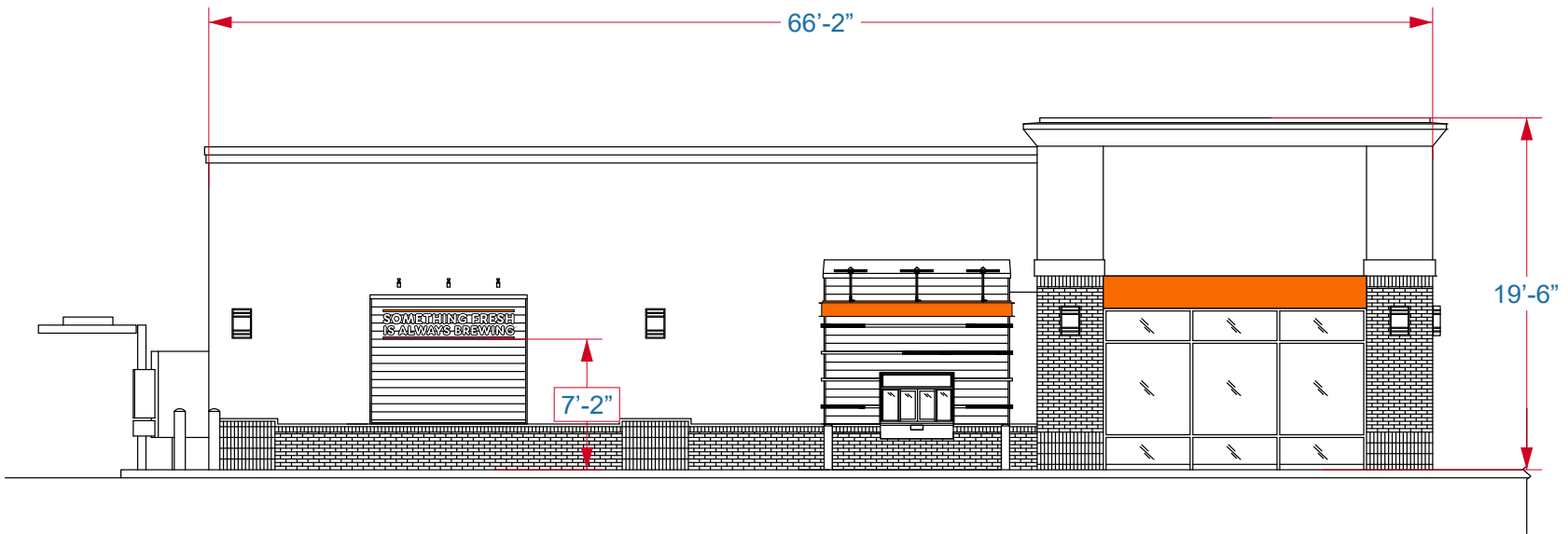
SHEET NUMBER:

5.0

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Wall Sign

NEW NON-ILLUMINATED ROUTED FACES, FLUSH MOUNTED TO ELEVATION



RON'S SIGN COMPANY
1329 S. Handley St.
Wichita, KS 67213
Phone: 1.316.267.8914
Fax: 1.316.267.0811

DRAWING DATE: 05.27.26

DESIGNER: A. Herpolsheimer
SALES REP: J. Saindon

ADDRESS: 321 S Andover Rd, Andover, KS 67002

(SIGNATURE)
CLIENT APPROVAL:

DATE:

CUSTOMER:

Dunkin

DESIGN PHASE: **FINAL**

SHEET NUMBER:

6.0

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Pole Sign

NEW VINYL ARTWORK FOR EXITING TENANT PANELS



Square Footage: 17.66'

NOTE:

SCALE: 1" = 10"

QTY: 1

- Materials: 3/16" clear acrylic
- Returns: 5" black
- Trimcap: 1" black
- Artwork: Cut translucent orange and pink vinyl
 - > Applied as per layout
- Lighting: 24V white LEDs



RON'S SIGN COMPANY
1329 S. Handley St.
Wichita, KS 67213
Phone: 1.316.267.8914
Fax: 1.316.267.0811

DRAWING DATE: 05.27.26
DESIGNER: A. Herpolsheimer
SALES REP: J. Saindon

ADDRESS: 321 S Andover Rd, Andover, KS 67002
(SIGNATURE)
CLIENT APPROVAL: _____ DATE: _____

CUSTOMER:
Dunkin

DESIGN PHASE: **FINAL**

SHEET NUMBER:
7.0

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Pole Sign

NEW VINYL ARTWORK FOR EXITING TENANT PANELS



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1329 S. Handley St.
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Phone: 1.316.267.8914
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DRAWING DATE: 05.27.26

DESIGNER: A. Herpolsheimer
SALES REP: J. Saindon

ADDRESS: 321 S Andover Rd, Andover, KS 67002

(SIGNATURE)
CLIENT APPROVAL:

DATE:

CUSTOMER:

Dunkin

DESIGN PHASE: **FINAL**

SHEET NUMBER:

9.0

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To: Site Plan Review Committee
From: Julie Boyd
Date: June 2, 2026
Subject: Revised Sign Plan: 626 S. Andover Rd. (Scooter's)

RECOMMENDED ACTION: APPROVE the revised sign plan for Scooter's, generally located at 626 S. Andover Rd.

SUMMARY:

The subject property is a multi-tenant retail space located just south of the intersection between Andover Rd. and US 54/400. The applicant intends to add an additional wall sign for the Scooter's located in the corner space of the building: the new sign would be located on the northern building elevation.

Another wall sign on this elevation was approved in March 2026. This was the first such sign on this side of the building, meaning that ample wall coverage is available for new signage. The proposed new sign would be approximately 18 square feet in area; when combined with the existing sign, the total wall coverage would reach only approximately 31 square feet, or 2% of the area of the elevation.

The new sign would be unlit, featuring just the Scooter's logo. The sign complies with all other relevant regulations.

FINANCIAL IMPLICATIONS:

None.

LEGAL IMPLICATIONS:

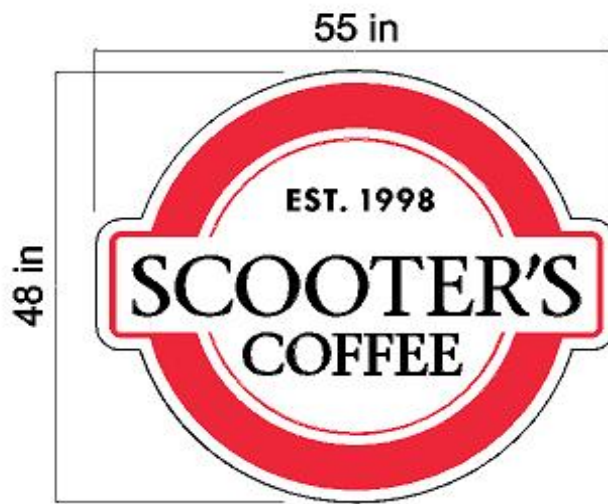
The Site Plan Review Committee (SPRC) considers the final application for approval or disapproval, with or without conditions, based on the Site Plan Review Standards in Chapter 3.4 of the City of Andover Unified Development Manual (UDM).

The SPRC is a committee of final action. If the site plan is approved, no further action is required by the applicant.

ATTACHMENTS:

[Revised Sign Plan](#)

[Existing Sign on North Elevation - Approved March 2026](#)



3310 W. Central Wichita, KS 67203
Phone: 316-943-0001
Fax: 316-942-0110





SCOOTER'S COFFEE

626 S ANDOVER RD SUITE 100
ANDOVER, KS 67002

SIGN PACKAGE

αα68787
#10107

PRESENTED BY
SHAUN CRAWFORD

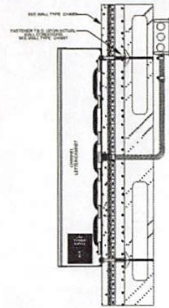
o: 417.862.2454
c: 417.705.2122
e: ShaunC@springfieldsign.com

α: 4825 E. Kearney St.
Springfield, MO 65803



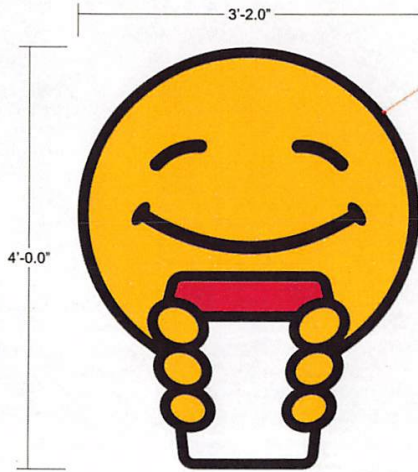
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NORTHEVATION



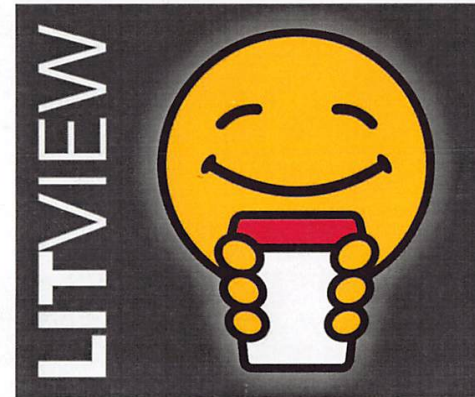
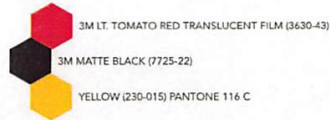
FASTENER SCHEDULE:
QTY-5 FASTENERS (SEE WALL TYPE CHART
TYPICAL 5 PLACES)

1 CABINET-DETAILS
SCALE: 1"=1'



CUSTOM SIZING PUTS RETAINER AT 1.22"
TRIM CAP TO BE USED IF TOO SMALL INSTEAD

- DETAILS:**
CABINET
- S/F LED INTERNALLY ILLUMINATED CABINET
 - 3/16" WHITE ACRYLIC FACE WITH VINYL OVERLAY, 1ST SURFACE APPLIED
 - 1.22" RETAINER
 - 5" RETURNS
 - CABINET & RETAINER PAINTED BLACK
 - ATTACHMENT: FLUSH MOUNTED
 - QTY: 1

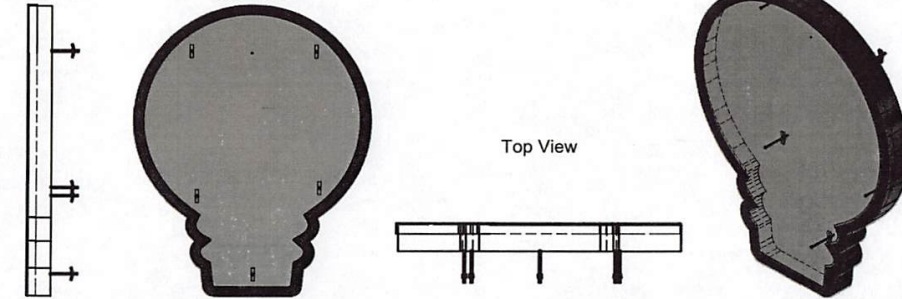


Total Sq. Ft. 12.66

Side View

Face View

Top View



5"

NOTE:
6' WHIP TO EXIT TOP
CENTER, REAR OF
CHANNEL LOGO
(ON ROOF TOP).

NOTE:
SELF CONTAINED
POWER SUPPLY

NOTE:
LED MODULES
Aglight-LS-U650-71K-B200-A

NOTE:
POWER TO EXIT REAR
OF CHANNEL LOGO DISPLAY.



NORTHEVATION

1 SIGN-PLACEMENT

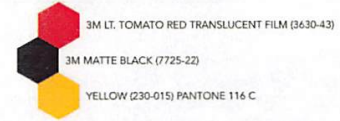
SCALE: 1/4"=1'

SIGN SQUARE FOOTAGE:
4'-0" X 3'-2" = 12.66 SF

ELEVATION SQUARE FOOTAGE:
70'-0" X 20'-0" = 1400 SF

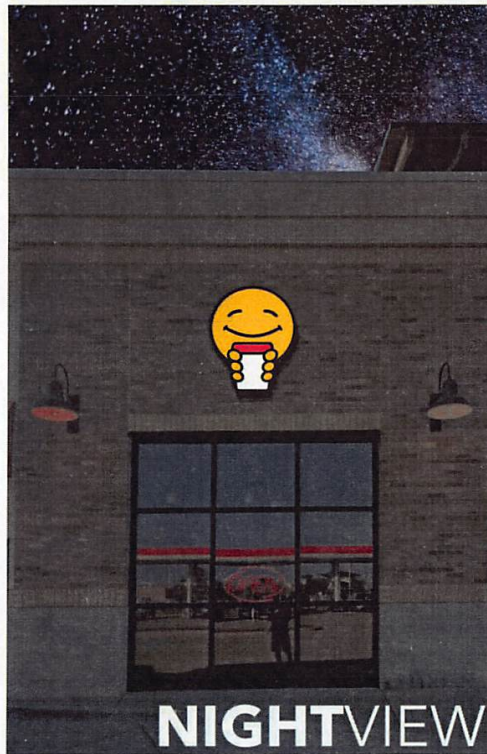
DETAILS:

- CABINET
- 5/F LED INTERNALLY ILLUMINATED CABINET
- 3/16" WHITE ACRYLIC FACE WITH VINYL OVERLAY, 1ST SURFACE APPLIED
- 1.22" RETAINER
- 5" RETURNS
- CABINET & RETAINER PAINTED BLACK
- ATTACHMENT: FLUSH MOUNTED
- QTY: 1



2 EXISTING

SCALE: 3/32"=1'



CHANNEL LETTER LED RETRO FIT



SALES: Shaun Crawford
ARTIST: Joshua Kroeger

CLIENT: Scooter's Coffee
LOCATION: 626 S Andover Rd Ste 100 Andover, KS 67002

DRAWING #: ao68787-3
REV DATE: 00/00/00 | REV_0 ##

04

NORTH & WEST ELEVATION

① SIGN-PLACEMENT



DETAILS:
LED RETRO FIT
- LED RETRO FIT BOTH EXISTING CHANNEL LETTER SETS
- NORTH & WEST ELEVATIONS



② EXISTING
SCALE: 3/32"=1'



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AUTHORIZED SIGNATURE: _____ DATE: _____



SIGN PURCHASE AGREEMENT
 800.845.9927 springfieldsign.com

DESCRIPTION

This agreement, made and entered into this ____ day of ____ (month), 20__ (year), by and between Springfield Sign & Graphics, INC. d/b/a Springfield Sign (herein after referred to as Seller), and Buyer (as outlined below and labeled as Buyer) witnesseth, that the Seller agrees to manufacture for Buyer the sign(s) and/or other sign products/services as outlined in a separate E2 document as follows, QUOTE Number: _____ or other such unique document of description as follows:

CONTACT

BUYER:

COMPANY NAME: _____ D/B/A: _____

BILLING ADDRESS: _____ CITY: _____ STATE: _____

JOB DETAILS:

COMPANY NAME: _____ D/B/A: _____

BILLING ADDRESS: _____ CITY: _____ STATE: _____

FINE PRINT

All wiring on the premises to the site of the signs- installed location, including the connection of the sign to such primary wiring source is to be the responsibility of the Buyer, at additional cost to the Buyer, at the direction of the Buyer, as designed by the Buyer or Buyer's agents and, as necessary, all other aspects and expenses, as required, to bring primary electrical wiring to the sign's location for energizing of such signs. All voltages to be 120 Volt ac 60 Hertz unless otherwise specified. Any damages caused by the energizing circuit to the sign or sign products due to improper design (including but not limited to improper voltages), improper connection thereof or any other causes related to the energizing primary circuitry will be solely and completely at the Buyer's risk and expense. Any additional work, trouble shooting in the field, by phone, by internet or otherwise required on behalf of Seller will be billed in addition to Buyer on a Time and Materials basis, at additional expense. All Permit Fees/Engineering fees and labor/drawing costs for the acquisition thereof will be billed in addition to prices stated herein at additional expense unless specifically outlined in this document to be billed in another manner as described herein. Any required sales/use taxes are the responsibility of the Buyer, now and in the future as so levied by applicable governing authorities. All taxes are due and payable upon demand by Seller at or any time subsequent to the execution of this SIGN PURCHASE AGREEMENT. It is understood that taxes in addition to the prices outlined in the SIGN PURCHASE AGREEMENT, E2 Quote or any other document outlining the signs, products or services for stated Job Location unless specifically and clearly outlined otherwise. It is expressly and undeniably understood by both Buyer (or Buyer's agents, subcontractors, salespersons, etc.) and Seller that no verbal agreement has been entered into. Both parties are to adhere to the terms and conditions of this SIGN PURCHASE AGREEMENT and related attachments as properly executed and initiated. Any governing entity outside the control of Seller, such as but not limited to, any applicable City/Municipalities, County Office/Agent, national codes such as but not limited to NEC, BOCA, ETC.) with jurisdiction over control upon the product, labor (manufacturing or installation) or any issues, procedures or otherwise related to the execution of the terms, signs, sign products, services or otherwise, foreseen or unforeseen, may affect the costs and timely delivery of such products/services herein NOTICE: THIS IS A LEGAL DOCUMENT WITH BINDING OBLIGATIONS READ BOTH SIDES OF THIS INSTRUMENT BEFORE SIGNING, AS THE TERMS OF THIS SIGN PURCHASE AGREEMENT ARE SET OUT THEREON. The specific terms for payment may vary based on product types or other reasons, but it is expressly understood that PAYMENT IN FULL as outlined by this Agreement is due and must be paid PRIOR TO INSTALLATION OF SIGN PRODUCT, PARTS OR SERVICES. All outstanding balances over 30 days due are subject to a 2% per month (collectively compounding) Late Fee.

- Buyer's Guarantee to Build _____ (initials)
- Rejection of Buyer's Guarantee to Build _____ (initials)

BUYER:

I/we have read this entire agreement and agree to defend and hold harmless Seller as stated herein. ACCEPTED:

By: _____

PRINTED NAME: _____ TITLE: _____ DATE: _____

SELLER:

ACCEPTED:

By: _____
 Mark Wessell, CEO
 Springfield Sign
 4825 E Kearney St
 Springfield, MO 65803

AGREEMENT

1. DOCUMENT ATTACHMENT As allowed by this contract, other documents such as but not limited to E2 quotes, product specifications, manufacturer's specifications, etc. may be referenced in the area in the beginning of this Sign Purchase Agreement. These documents may have additional terms, conditions, pricing, restrictions, limitations or otherwise as describe by those written instruments, such as but not limited to LED for other types of electronic displays.

2. LIMITED WARRANTY Seller warrants all new materials and/or services delivered herein to be of time of completion of job and time of delivery, to Buyer, to be free from defects of material and/or workmanship. Seller agrees to repair or replace, solely at Seller's discretion, any products or parts thereof, which are found defective in material or workmanship within 90 days from time of installation of sign or sign product. Seller's obligation with respect to such products or parts shall be STRICTLY LIMITED to replacement or repair and in NO event shall Seller be liable for consequential, incidental or special damages, or for transportation, installation, adjustment or any other expenses which may arise in connection with such products or parts, including but not limited to loss of business or loss of trade. THIS WARRANTY IS EXPRESSLY MADE LESS OR ANY AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THERE ARE NO OTHER WARRANTIES. Seller's obligations hereunder shall extend only to defects for which Buyer shall have given Seller written notice thereof within ninety (90) days after date of delivery or installation, as applicable. Buyer is NOT obligated to make independent arrangements for warranty work. All warranty work on sold signs, products, parts, services, as described herein, shall be arranged or subcontracted by Seller to be done by Seller's employees or representatives, solely at the discretion of the Seller. In the event that Buyer does not permit Seller to inspect product, Seller's warranty shall be void. Buyer shall be solely responsible for the costs of such repairs. In the event Buyer does not comply with the above, Seller hereby EXEMPTS AND RELEASES THE SELLER AND/OR IMPLIED, AND BUYER PURCHASES THE SIGN, SIGN PRODUCT AND/OR SERVICES "AS IS" AND WITH ALL FAULTS, WANTING ALL WARRANTIES HEREBY DISCLAIMED, INCLUDING but not one not limited to, acts of God, acts of nature, vandalism, acts of war or terrorism and/or accidents.

3. INSURANCE As long as any amount of monies is due and owing to Seller, Buyer shall insure sign, sign products or services, in an amount no less than monies due to Seller, and the SELLER in the loss payable clause of such insurance policy, strictly for the benefit of the Seller. Buyer further agrees to obtain and maintain such insurance for or any other casualty, Buyer shall furnish Seller with evidence of such certification of insurance, in writing from Buyer's insurance agent or agency, upon Seller's demand. Seller's certificate of insurance for liability/workers compensation shall be provided by Seller to Buyer upon request from Buyer.

4. TAXES Buyer shall be responsible for and pay all taxes including but not limited to Sales, Use, Personal Property or any other municipal, county, state or federal taxes that may be levied, imposed or assessed by law on the sign product, parts or services or accessories, when applicable, or use of such. Buyer agrees to reimburse Seller for any amount for such taxes, that may be billed to and paid by Seller. Any interests or penalties associated with any taxes as outlined herein will also be due and owing to Seller if so paid by Seller. These taxes, as allowed by law, may or may not be assessed at time of initial sale or delivery of sign product, parts or services and may continue forward in time without end.

5. PERMITS/LICENSES Seller shall not be obligated to commence fabrication of sign product, parts or services until all necessary permits have been issued. If permits are denied after reasonable effort by both parties to secure same, then this Sign Purchase Agreement shall terminate without liability to either Buyer or Seller, except that Buyer shall pay Seller for reasonable compensation for labor and costs expended until the time permits are denied. Buyer shall be responsible for securing and maintaining in effect written consent from the owner of record of the premises upon which sign product, parts or services is to be installed and for all other private permissions, consents or licenses, including but not limited to, the use of registered trademarks or copyrights used on the sign product, parts or services, necessary for the manufacture, the installation, maintenance and use of such. The only exception to this will be if the Buyer's Guarantee to Build check box at the beginning of this Sign Purchase Agreement is checked. The terms and conditions for this, unless being stated herein, shall GUARANTEE FULL PAYMENT TO SELLER with no guarantee to Buyer that the sign product, parts or services will be utilized to any benefit of the Buyer. Buyer will be obligated to pay the full contract price, including installation and will have to make arrangements for receipt of, off loading of and storage of sign product, parts or services with no future claims for installation, service or maintenance of such from Seller. The Buyer's Guarantee to Build is strictly offered to allow manufacturing of sign product, parts or services to be completed and delivered to the Buyer. It in no way obligates Seller to be adverse to the law for installation without payment for sign product, parts or services.

6. INSTALLATION OF SIGN PRODUCT Buyer agrees to and stipulates that Buyer has designated the location for the sign product, parts or services and subsequent installation of such and to provide all or all required materials, labor and any other associated expense, at Buyer's risk. For the necessary requirements for proper, obstruction free and/or lawful installation. Obstructions, obstacles or other encumbrances, includes but is not limited to building replacement, building or site alterations, obstructions, obstacles or other encumbrances, lawful installation including but not limited to overhead (power lines, buildings, trees or other encumbrances), underground (such as utilities, easements, racks, buried objects, natural, man-made or otherwise), landscaping, sidewalks, planters, asphalt, concrete or any other such improvements, construction or other encumbrances or Seller's agents or Buyer's normal business traffic. Seller will not be responsible for any damages for such items during the normal installation process. Any return, kit or delay or overtime charges incurred will be passed on to Buyer or Buyer's expense.

7. ASSIGNMENT This Agreement shall be binding and enforceable to the benefit of the parties herein, their respective successors, executors, administrators, assigns and legal representatives; provided, however

that the interests of Buyer herein shall be assigned only with the permitted standard or nonstandard form. If Buyer shall fail to pay or assignment of the Agreement or any interest hereunder shall release Buyer from their obligations herein.

8. DEFAULT OR BREACH OF AGREEMENT The parties stipulate that the sign product, parts or services (are) not an article of general trade or utility but is uniquely designed and is to be constructed and/or installed at the request and for the sole and special purposes of Buyer. The sign product, parts or services is of no value to Seller, and therefore, has no resale or other value to anyone other than Buyer. This Agreement is not cancellable except with expressed written permission of the Seller. Buyer shall be deemed to have breached this Agreement by insolvency, default in payment amounts or schedules as set forth herein, abandonment of the sign product, parts or services or vacating the premises where such is located, termination or transfer of Buyer's interest in the premises or business, appointment of a receiver for Buyer's business, the filing of a petition or involuntary petition of bankruptcy with respect to Buyer, or any act or omission of Buyer in contravention to this Agreement. In addition to Buyer's other obligations hereunder, in the event Seller shall institute any action or lawsuit for the enforcement of the obligations of Buyer herein, Buyer shall pay and indemnify Seller for all costs of court, reasonable attorney's fees, expenses, interest expense of 2% per month or as allowed by law whichever is more, collection fees, administration fees, and pay Seller all amounts awarded by the court as a result of such proceedings. Buyer's breach of any provision in any other Sign Purchase Agreement or other instruments as put forth by Seller or Confirmation of Order with Seller shall also be deemed to be a breach hereunder, and Seller may institute any action or lawsuit for the enforcement of this and other agreements with Buyer until Buyer provides Seller with adequate assurance of performance within a reasonable time, not exceeding ten (10) days, after Seller has informed Buyer orally or in writing, of the grounds for insecurity.

9. CONVEYANCE OF OWNERSHIP Seller specifically retains ownership and/or title of sign product, parts or services until Buyer has performed and fulfilled all terms and conditions required by Seller, herein, or as otherwise allowed by law to Seller's benefit. Buyer also, conveys to Seller the absolute right to access property to remove sign product or parts from said property, through any means, at any time, at any of Buyer's benefit, and, to pay for all necessary costs for removal and possible subsequent re-installation of said product or services in addition to that outlined herein, solely at Buyer's risk and expense. Buyer agrees and will defend same that Seller shall at all times have the right to original drawings, designs and specifications relating to the work hereunder, which were developed or created by or on behalf of Seller, and Seller hereby claims, warrants, warrants applicable, and of all such drawings, designs and specifications. Payment of all or part of any amounts hereunder does not pass title to the "original drawings, designs, specifications" of sign product, parts or services, although the same may be reproduced with the expressed written consent of Seller. Buyer shall, upon request of Seller, promptly return all such drawings, designs and specifications, and copies thereof, to Seller during of times which Buyer owes Seller any amounts hereunder. Buyer agrees that Seller has specific legal rights in the form of Copyrights or other instruments given by law to protect and does hereby declare Seller's ownership of all drawings and work and the like during and after the terms of the Agreement herein.

10. MANUFACTURING SPECIFICATIONS/INDUSTRY STANDARDS Buyer understands and agrees to allow Seller, solely at Seller's discretion to make modifications for and conforming to Seller's standard manufacturing practices. It is also understood by Buyer, that no color, shape, dimension or any other specific feature of said sign product, parts or services is guaranteed absolute. As practical examples absolute color matches or dimensions are not guaranteed and will be allowed reasonable differences within industry standards. Buyer agrees that Seller may mark and label sign for legal, national code, electrical, manufacturer, advertising or other requirements and purposes as it is reasonably necessary to conduct day-to-day business as allowed or required in the industry and for Seller's own satisfaction and benefit.

11. SUBJECT TO PRICE Used sign product, new or used products offered for resale from other manufacturers, such as but not limited to electronic displays may be subject to prior sale offering price and/or delivery times to Buyer. Seller will not be responsible for any consequences related to such sales. This includes promotional or sales or any other type of proposal made to customer. Seller has no authority or control over other manufacturers and Seller employs a numerous sales agents of all whom may be promoting the same sale item, thus displacing any available inventory.

12. CHANGE ORDERS Any alteration, deviation and/or reasonably significant variance from the scope of work, construction or labor or otherwise from the sign(s) or products or services as outlined herein, including all extra costs, hereafter called Change Order, will be executed only upon written orders and may become an additional charge over and above the price stated herein. Any such Change Order requested by Buyer must be agreed to by Seller, in writing and solely at the discretion of the Seller. If it is understood that any Change Order could necessitate the need for a price increase, an extension of time the time required to complete the work ordered, or other other reasonable and necessary charges, terms, conditions, equipment or the like as so required to execute the Change Order.

13. SUSPENSION OF MANUFACTURING Any request or event or otherwise required by Buyer to delay, suspend, cancel or otherwise impede the manufacture, delivery and/or installation of said sign product, parts or services, for any reason or occurrence out of the control of Seller, then Buyer shall immediately pay the full purchase price and any amount remaining due to Seller. Furthermore, upon such request, Buyer shall be solely responsible for storage charges and any increases in labor and/or material costs incurred by Seller in the manufacturing process. Buyer's failure to comply with any provision will be deemed and construed as an anticipatory breach of this Agreement. In the event Buyer complies with the foregoing, Seller will complete the manufacturing, delivery and/or installation within a reasonable period of time upon reasonable request of Buyer.

14. SECURITY INTEREST Buyer grants Seller a SECURITY INTEREST in the sign product, parts and/or services until all obligations to Seller hereunder are fully paid. Seller may file and record this Agreement as a financing statement under Chapter 400 of the Missouri Uniform

Commercial Code Section 400.9-521, in addition to any other permitted standard or nonstandard form. If Buyer shall fail to pay or agree to herein, Seller (or Seller's agents or representatives) shall have the right, and will be defended by Buyer, and is hereby authorized and empowered to take and resume possession of and remove into Seller's possession, with or without process of law, the sign product, parts or services and all other property described herein, wherever found, and remove and sell the same of either public or private sale, or by any other viable method, as deemed solely by Seller, at such time and place as Seller shall choose, and as allowed by law. Seller shall apply the proceeds of such sale as a credit upon the obligations of Buyer hereunder. In such event, Seller is entitled to recover all expenses of sale, including any reasonable attorney's fees necessary in handling the matter, without prejudice to Seller to the further enforcement of any balance of such obligation due Seller by Buyer, or expenses remaining due from such sale. In the event the proceeds of such sale exceed the balance of Buyer's obligation to Seller and the expenses of such sale, Seller shall forward any such excess to Buyer. Buyer shall not use said sign products to lessen the value of Seller's SECURITY INTEREST or impair the operation of said sign product, and in the event the sign product is damaged through the intentional acts or willful negligence of Buyer, Buyer's customers, its agents or employees, contractors or third parties, or by wind, hail, earthquake, fire, war, tornado, hurricane, flood, labor dispute, vandalism, acts of God or acts of nature, Buyer agrees to pay for the necessary expense to restore said sign product, parts or services in operable condition. After delivery and/or installation, whichever is controlled for, in the event the sign product is lost, stolen, destroyed, or otherwise impaired, Buyer shall remain liable to Seller for all amounts hereunder. UNTIL BUYER'S OBLIGATIONS TO SELLER ARE FULLY SATISFIED HEREUNDER, THE PROPERTY DESCRIBED HEREIN WILL REMAIN PERSONAL PROPERTY OF SELLER WHETHER THE SAME IS ATTACHED IN ANY MANNER TO THE REALTY OR NOT. SAID PROPERTY SHALL BE, BY REASON OF ATTACHMENT OF CONNECTION TO THE REALTY, BECOME TO BE DEEMED A FIXTURE OR APPURTENANT TO SUCH REALTY. No transfer, retention, extension, or assignment of the Agreement or of any interest hereunder, and no loss, damage or destruction shall release Buyer or any Guarantor from the obligations assumed hereunder. During all times in which Buyer is obligated for any amounts to Seller hereunder, Buyer shall keep said property free from all tax liens and other encumbrances, and the sum of money that may be paid by Buyer to release any such liens or encumbrances shall be paid on demand by Buyer in addition to the obligations secured hereunder.

15. WAIVER OF CONSUMER RIGHTS

16. DELIVERY AND PERFORMANCE Seller shall not be held responsible for, and the period of time required for completion of any project or maintenance or repairs, shall be tolled during any time when Seller is delayed or prevented from completing the obligations hereunder because of strikes, equipment breakdown, fire, war, terrorism, labor disputes, commercial disputes, acts of God/nature, regulations or restrictions of any government entity or public authority, or any accidents or forces, conditions, or circumstances beyond Seller's control, and Seller shall not be liable for any loss whatsoever suffered by Buyer, directly or indirectly, as a result of any such events or occurrences. Buyer agrees to examine and inspect all installations, repairs, and maintenance, and within ten (10) days, notify Seller in writing of any complaints about work performed under this Agreement. The failure of Buyer to give such written notice shall constitute acceptance of the work performed. The provisions of the paragraph shall not be limited by any provision in which time is made of the essence. Notwithstanding anything in this Agreement to the contrary, if at any time prior to completion of this Agreement Seller's prospects for payment are, in Seller's sole discretion, impaired, Seller may require payment in advance before permitting delivery or any installation or services hereunder, and may demand Buyer's immediate performance of Buyer's obligations hereunder. If requested by Seller, Buyer shall furnish evidence, satisfactory to Seller, prior to commencement of Seller's work hereunder or at any time thereafter, that sufficient funds are available and committed to pay the full amount owing by Buyer under this Agreement.

18. STATE OF JURISDICTION/RESEMBLY/MISCELLANEOUS All representatives of Seller are stipulated and specified in this Agreement. No modifications here by will void unless made in writing and agreed to, AND signed by both Seller and Buyer. No waiver by either party here to shall be a waiver of any subsequent breach or failure to perform the same or any other term, condition, or obligation hereunder. It is agreed that both parties hereto shall waive any action arising under the Agreement shall be in Greene County, Missouri and the laws of the State of Missouri shall govern this Agreement. Should any part of the Agreement contravene public policy or laws of the jurisdiction in which it is sought to enforce the same, then such part shall be considered null and void and have no force and effect, and the balance of the terms and conditions of the Agreement shall remain valid and in full force and effect. Buyer expressly grants Seller the right to use photographs, drawings or other replicas of the sign product specified herein in its brochures, pamphlets, displays, sales literature or other advertising or promotional materials in its ordinary course of business of Seller. Seller may place on the sign product its name, telephone number and location unless otherwise specified, as shall be determined by Seller and solely by the Seller. Buyer agrees that Buyer's purchasing said sign product for business or commercial purposes or use and not for personal, family or household use or purposes. In regard to payment of any amount due hereunder, time is of the essence.



To: Site Plan Review Committee
From: Julie Boyd
Date: June 2, 2026
Subject: Revised Site Plan: 2036 N. Andover Rd. (Casey's)

RECOMMENDED ACTION: APPROVE the revised site plan for Casey's, generally located at 2036 N. Andover Rd.

SUMMARY:

The subject property is located at the corner of N. Andover Rd. and E. 21st St., and is the current location of a Casey's General Store. A site plan for the location was approved in 2013, featuring the standard Casey's signage branding. The applicant intends to replace signage on the building, fuel canopy, and monument sign with updated signage reflecting the new brand standards for the business.

The new signage does not appreciably change the message area of any of the affected signage; in some cases, it is in fact less than that of the previous signage. No new lighting elements are planned to be added to any of the new signage.

FINANCIAL IMPLICATIONS:

None.

LEGAL IMPLICATIONS:

The Site Plan Review Committee (SPRC) considers the final application for approval or disapproval, with or without conditions, based on the Site Plan Review Standards in Chapter 3.4 of the City of Andover Unified Development Manual (UDM).

The SPRC is a committee of final action. If the site plan is approved, no further action is required by the applicant.

ATTACHMENTS:

[Sign Plan](#)

Casey's General Store

3454

Andover, KS

May 14, 2026

Customer Approval / Signature

Signature: _____ Date: _____



CONTACT

Address

Allen Industries, Inc.
4100 Sheraton Court
Greensboro
North Carolina, 27410

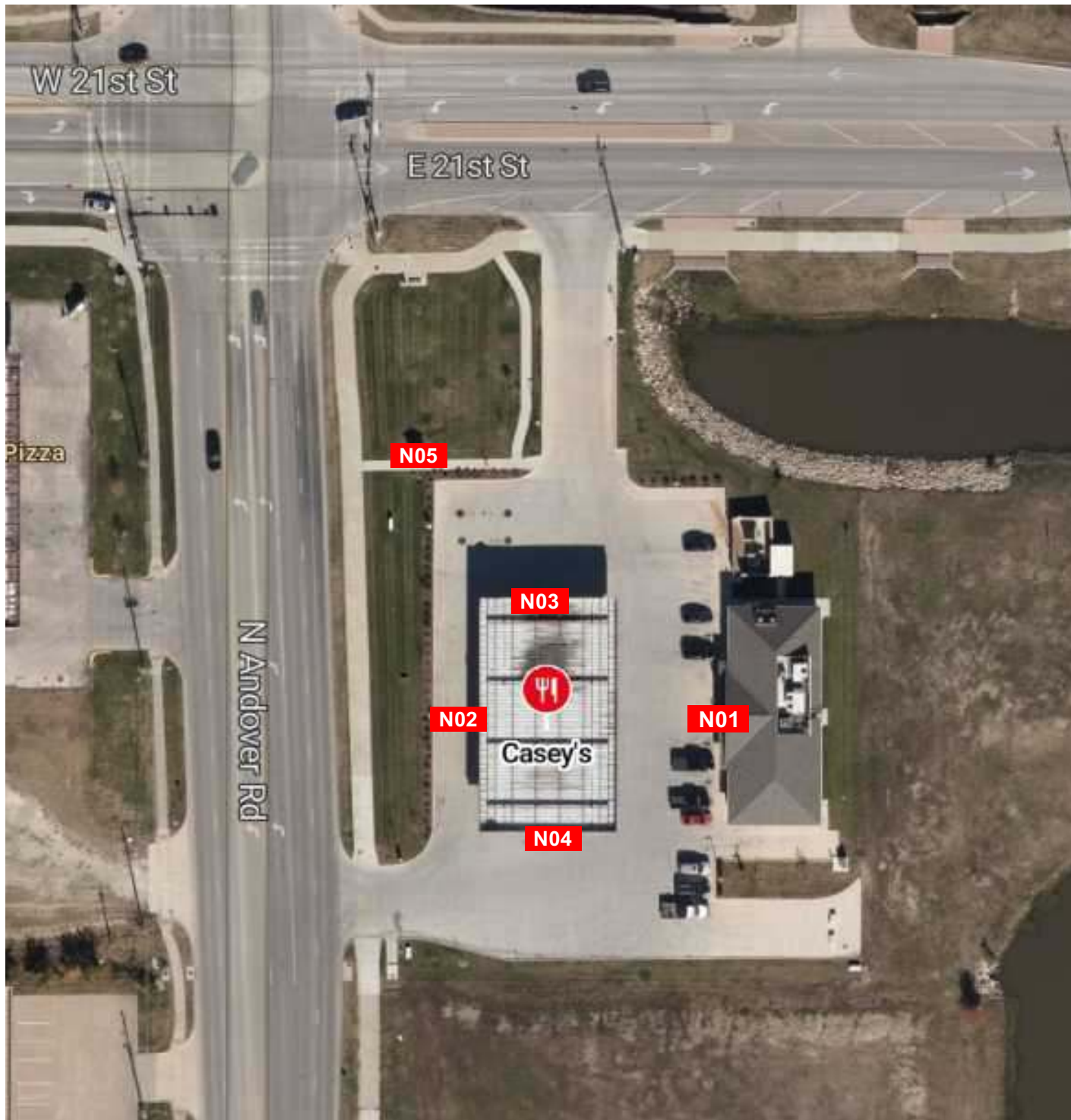
Phone

(800) 967-2553
(336) 668-2791

Online

www.allenindustries.com
sales@allenindustries.com

Allen Industries
YOUR BRAND AT ITS BEST™



Site Plan Legend

- N01** STORE FRONT - 72" CASEY'S CHANNEL LETTERS
- N02** CANOPY FRONT - S/F CABINET FACE REPLACEMENT
- N03** CANOPY SIDE - S/F CABINET FACE REPLACEMENT
- N04** CANOPY SIDE - NEW S/F CABINET & FACE
- N05** MID - PYLON FACE REPLACEMENT



Client Review Status

Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature:

Approval Date:

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Allen Industries FILE NUMBER: E212503

Electric Sign Complies with UL48

GROUNDING ELECTRICAL CONNECTIONS

All electrical components to be UL listed approved & marked per NEC 600.4. All to be electrically grounded & bonded per NEC 250-90, 250-92, 250-94, 250-96 & 600-7. All power supplies to be fused per UL 48, 28.2.1. Sign to meet NEC: UL48 and/or other applicable local codes for electrical signs.

#	Date	Description	Initial
1			
2			
3			
4			
5	-	-	-
6	-	-	-

Client:
Casey's General Store # 3454

Address:
**2036 N Andover Road
Andover, KS 67002**

Drawing Series: **100**

File Name:
CGS-E31030_Andover, KS_100

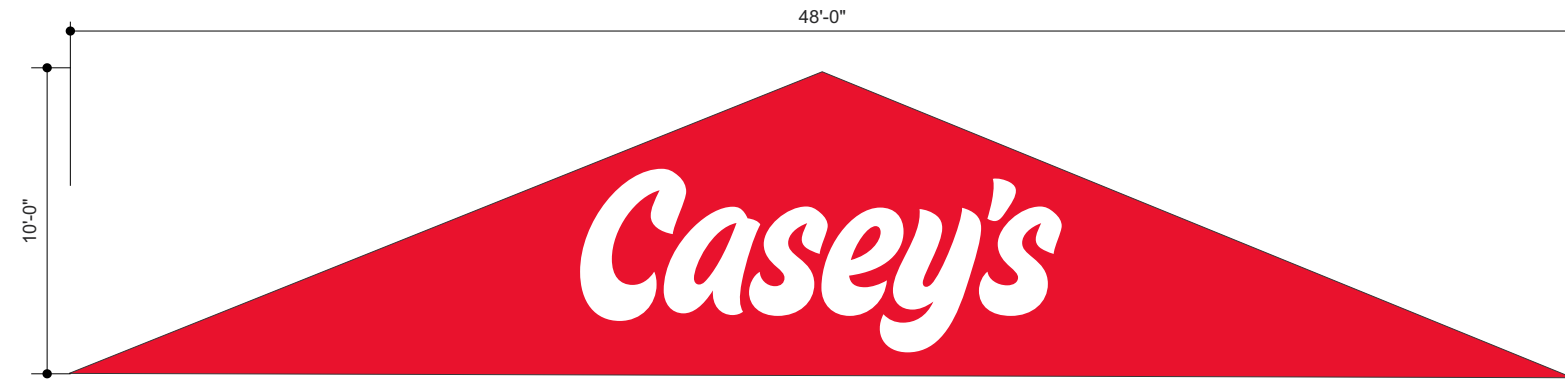
Sheet Name:
Site Plan

Estimate #: **E31030** Job #: **-**

Designer: **AMS** PM: **KR** Page #: **2**

Date: **05/14/26** Sales: **House**

N01 | N02 | N03



Front Elevation
Scale: 3/16"=1'-0"

72" Channel Letters

Casey's Letters 72" x 15' 4" OAW = 92.12 Sq Ft

EXISTING BUILDING
LENGTH: 104'-0" x LENGTH: 42'-0"
EXISTING GABLE DIMENSIONS: 10' TALL - 48'-0"



Client Review Status

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Client Signature:

Approval Date:

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Allen Industries FILE NUMBER: E212503
Electric Sign Complies with UL48
 All electrical components to be UL listed approved & marked per NEC 600.4. All to be electrically grounded & bonded per NEC 250.90, 250.92, 250.94, 250.96 & 600.7. All power supplies to be fused per UL 48, 28.2.1. Sign to meet NEC: UL48 and/or other applicable local codes for electrical signs.

#	Date	Description	Initial
1			
2			
3			
4			
5			
6			

GENERAL MATERIALS

QTY (1) 48" CASEYS CHANNEL LETTERS

SCOPE OF WORK

- REMOVE EXISTING SIGNS FROM GABLE END OF BUILDING
- EXISTING GABLE IS 10'-8" TALL @ CENTER X 48' LONG @ BOTTOM
- 36" STACKED CASEY'S GENERAL STORE LETTERS (OA SIZE 5'-0" X 12'-9")
- PATCH & PAINT EXISTING SHAKE GABLE FASCIA TO MATCH BTR RED
- INSTALL (1) SET OF 72" CASEY'S CHANNEL LETTERS

Existing Elevation



Proposed Elevation

104' 0" OAW Elevation (Andover Rd Facing)



THIS RENDERING IS INTENDED FOR DEPICTION OF GENERAL LAYOUT & POSITION. ACTUAL RELATIVE SIZE, COLOR AND POSITION MAY VARY FROM IMAGE.

Client: **Casey's General Store # 3454**
 Address: **2036 N Andover Road, Andover, KS 67002**
 Drawing Series: **100**
 File Name: **CGS-E31030_Andover, KS_100**
 Sheet Name: **Basic Building**
 Estimate #: **E31030** Job #: **-**
 Designer: **AMS** P.M.: **KR** Page #: **3**
 Date: **05/14/26** Sales: **House**

N04 | N05 | N06



Replacement Faces
Scale: 1"=1'-0" 22.72 Sq Ft Each

GENERAL MATERIALS

QTY (3) .150" SOLAR GRADE POLYCARBONATE FACE W/ 1/2" EMBOSSED COPY & 1" BRONZE TRIM CAP

NOTE: ALL NECESSARY HARDWARE TO BE PROVIDED BY INSTALLER WITH APPROVAL FROM ALLEN IND.

SCOPE OF WORK

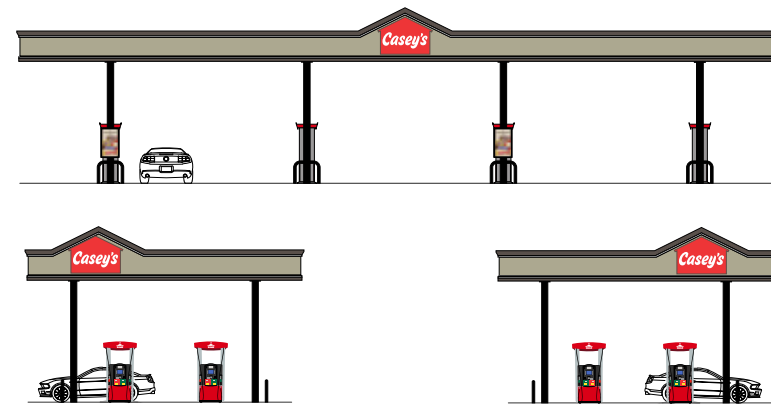
REMOVE (3) EXISTING CGS CANOPY SIGN FACES
INSTALL (3) NEW 48" CANOPY TRIM CAP FACES

EXISTING GAS CANOPY
LENGTH: 0" x LENGTH: 0"
EXISTING FASCIA BAND HEIGHT: XX"

Existing Elevation



REFACE LOGOS
Proposed Elevation



THIS RENDERING IS INTENDED FOR DEPICTION OF GENERAL LAYOUT & POSITION. ACTUAL RELATIVE SIZE, COLOR AND POSITION MAY VARY FROM IMAGE.



Client Review Status
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Client Signature:

Approval Date:

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Allen Industries FILE NUMBER: E212503
Electric Sign Complies with UL48
 All electrical components to be UL listed approved & marked per NEC 600-4. All to be electrically grounded & bonded per NEC 250-90, 250-92, 250-94, 250-96 & 600-7. All power supplies to be fused per UL 48, 28.2.1. Sign to meet NEC: UL48 and/or other applicable local codes for electrical signs.

#	Date	Description	Initial
1			
2			
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4			
5			
6			

Client:
Casey's General Store # 3454

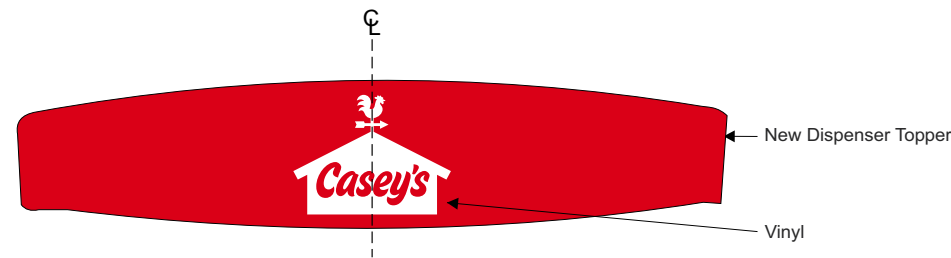
Address:
2036 N Andover Road
Andover, KS 67002

Drawing Series: 100

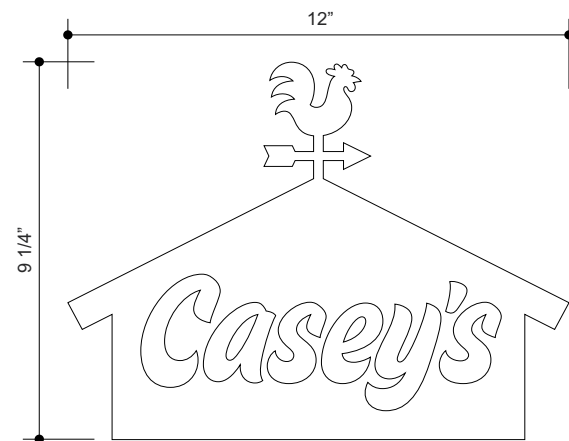
File Name:
CGS-E31030_Andover, KS_100

Sheet Name:
Canopy-Face Replacement

Estimate #: E31030	Job #: -
Designer: AMS	PM: KR
Date: 05/14/26	Sales: House
Page #: 4	



PUMP TOPPER VINYL - 2 SIDES
Scale: 1"=1'-0"



PUMP TOPPER LOGO
Scale: 3"=1'-0"

GENERAL MATERIALS

- QTY (8)** GAS PUMP VALANCES SUPPLIED BY **ALLEN / OTHER** - 1 PER PUMP
- QTY (8)** GAS PUMP RED MPD DOOR SUPPLIED BY **ALLEN / OTHER** - 2 PER PUMP

NOTE: ALL NECESSARY HARDWARE TO BE PROVIDED BY INSTALLER WITH APPROVAL FROM ALLEN IND.

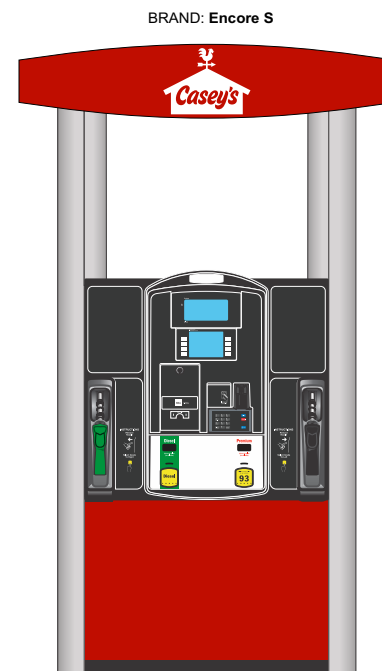
SCOPE OF WORK

- INSTALL (8) NEW SETS OF DOORS
- (8) NEW VALANCES FOR GILBARCO ENCORE DISPENSERS

Existing Elevation



Proposed Elevation



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Client Signature:

Approval Date:

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Allen Industries FILE NUMBER: E212503
Electric Sign Complies with UL48
 All electrical components to be UL listed approved & marked per NEC 600.4. All to be electrically grounded & bonded per NEC 250.90, 250.92, 250.94, 250.96 & 600-7. All power supplies to be fused per UL 48, 28.2.1. Sign to meet NEC: UL48 and/or other applicable local codes for electrical signs.

#	Date	Description	Initial
1			
2			
3			
4			
5	-	-	-
6	-	-	-

Client:
Casey's General Store # 3454
Address:
2036 N Andover Road
Andover, KS 67002

Drawing Series:
100

File Name:
CGS-E31030_Andover, KS_100

Sheet Name:
Gas Pump

Estimate #: E31030 **Job #:** -

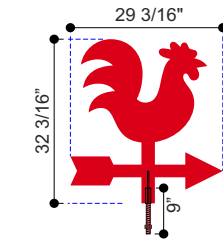
Designer: AMS **PM:** KR **Page #:**

Date: 05/14/26 **Sales:** House **5**

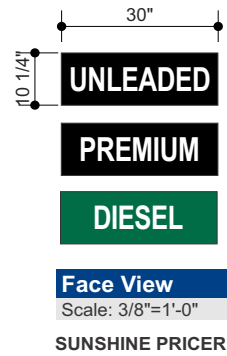
N07



Face View
Scale: 3/8"=1'-0" 70 Sq Ft



Weather Vane
Scale: 3/8"=1'-0"



Face View
Scale: 3/8"=1'-0"
SUNSHINE PRICER

NOTE:
WEATHERVANE TO POINT IN DIRECTION OF STORE

GENERAL MATERIALS

- QTY (2)** LOGO FACE - .177" SOLAR GRADE POLYCARBONATE 1 1/2" DEEP PAN FACE w/ 2.5" FLANGE & 1/2" EMBOSSED COPY
- QTY (1)** 1/4" ROUTED ALUM. WEATHER VANE CABINET TOPPER w/ THREADED ROD BASE - PAINTED PANTONE 3546C
- QTY (6)** GAS PLACARD - .150" CLEAR SOLAR GRADE POLYCARBONATE W/ SECOND SURFACE VINYL - 2 OF EACH REQUIRED

NOTE: ALL NECESSARY HARDWARE TO BE PROVIDED BY INSTALLER WITH APPROVAL FROM ALLEN IND.

SCOPE OF WORK

- OAH - 9'-11" W/ BRICK BASE
- EXISTING LIGHTING IS LED - STD SUNSHINE HOUSE-SHAPED MONUMENT
- REMOVE EXISTING MID FACES AND DIVIDER BAR
- INSTALL (2) NEW 91.5" X 66.5" STANDARD PAN EMBOSSED MID MONUMENT CONVERSION FACES
- INSTALL NEW ROOSTER TO TOP OF MID/MONUMENT SIGN
- REMOVE EXISTING FUEL BRAND LABELS & INSTALL NEW FUEL LABELS - TRIM AS REQUIRED

**EXISTING MID PYLON
OVER ALL HEIGHT: 9'- 11"**

Existing Elevation



**REFACE
Proposed Elevation**



**THIS RENDERING IS INTENDED FOR DEPICTION OF GENERAL LAYOUT & POSITION.
ACTUAL RELATIVE SIZE, COLOR AND POSITION MAY VARY FROM IMAGE.**

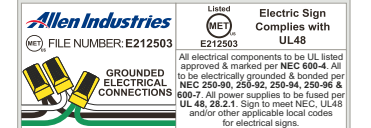


Client Review Status
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Client Signature:

Approval Date:

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#	Date	Description	Initial
1			
2			
3			
4			
5			
6			

Client:
Casey's General Store # 3454

Address:
**2036 N Andover Road
Andover, KS 67002**

Drawing Series:
100

File Name:
CGS-E31030_Andover, KS_100

Sheet Name:
MID - Face Replacement

Estimate #:
E31030

Job #:
-

Designer:
AMS

PM:
KR

Date:
05/14/26

Sales:
House

Page #:
6



To: Site Plan Review Committee
From: Julie Boyd
Date: June 2, 2026
Subject: Sign Plan: 1523 W. Ledgerwood Dr. (4 Seasons RV)

RECOMMENDED ACTION: APPROVE the sign plan for 4 Seasons RV, generally located at 1523 W. Ledgerwood Dr.

SUMMARY:

The subject property is an approximately 3.6-acre parcel zoned B-5 Highway Corridor Mixed Use Business District, and located on the south side of US 54/400 near the western County line. The applicant intends to replace the existing building wall signage with new signs for the 4 Seasons RV business.

The building previously held a number of wall signs facing north (toward US 54/400)-- all of these would be removed in favor of one, large sign above the entrance doors. This single sign would be a 40 ft. x 8 ft. metal panel. A pair of small window clings would also flank these doors. No elements of the new signage would be internally illuminated.

The building is set back from the northern right-of-way by more than 100 feet, meaning that the applicant can cover up to 10% of the northern elevation with wall signage. The provided metal sign would bring the wall coverage to approximately 7%, when measuring the lettering and logo as stated in the UDM. The overall size of the panel is much larger.

FINANCIAL IMPLICATIONS:

None.

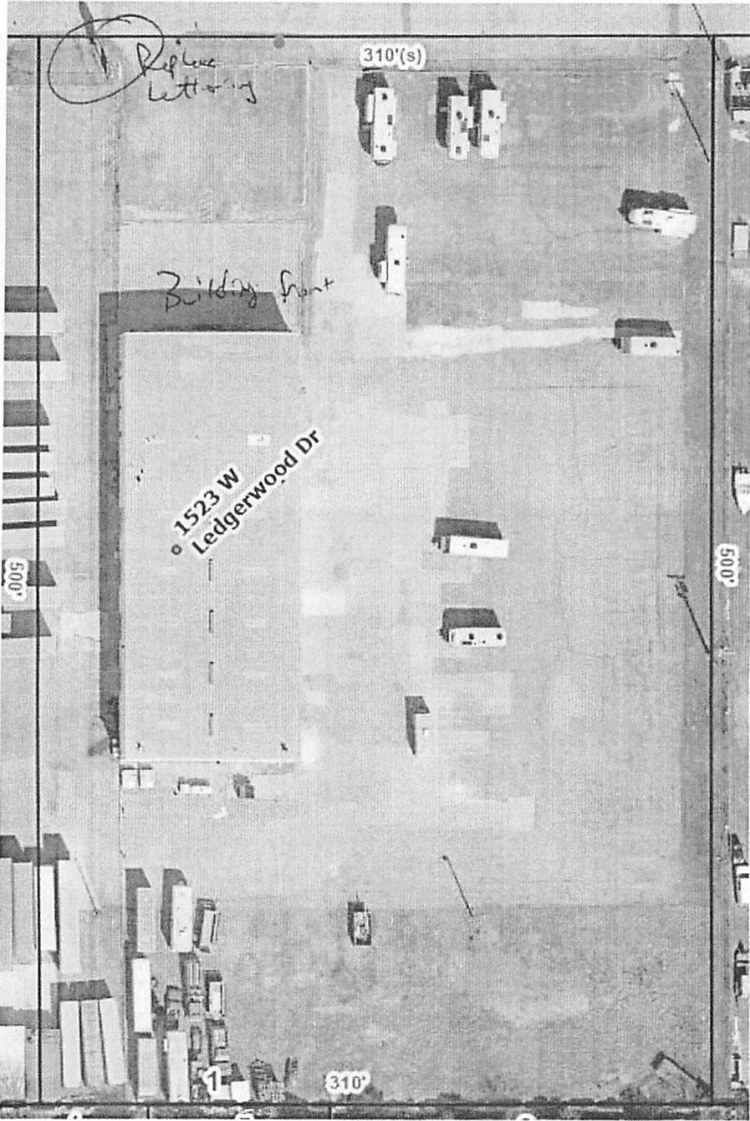
LEGAL IMPLICATIONS:

The Site Plan Review Committee (SPRC) considers the final application for approval or disapproval, with or without conditions, based on the Site Plan Review Standards in Chapter 3.4 of the City of Andover Unified Development Manual (UDM).

The SPRC is a committee of final action. If the site plan is approved, no further action is required by the applicant.

ATTACHMENTS:

[Sign Plan](#)



Current view







Finished view



To: Site Plan Review Committee
From: Julie Boyd
Date: June 2, 2026
Subject: Site Plan: 225 W. Central Ave. (Print Me a Sign)

RECOMMENDED ACTION: APPROVE the site plan for Print Me a Sign, generally located at 225 W. Central Ave.

SUMMARY:

The subject property is an approximately 1-acre parcel located near the intersection of W. Central Ave. and N. Andover Rd., on which is located a building which previously housed a bank. The applicant intends to install a new wall sign on the northern face of the building, featuring the Print Me a Sign logo. They also intend to install an 8-foot fence under the existing drive-through canopy, closing it in and screening the area.

The proposed sign would be the only signage present on the building. The sign would be a flat installation above the bank building's doorway, and would be unlit.

The proposed fence height is permissible in the B-3 zoning district, which the subject property holds, and the fence would be located outside of what is considered the 'front yard'. The applicant has indicated that they intend to use the fenced-in area for storage of materials and equipment; such a use would require a Conditional Use permit in the B-3 district.

FINANCIAL IMPLICATIONS:

None.

LEGAL IMPLICATIONS:

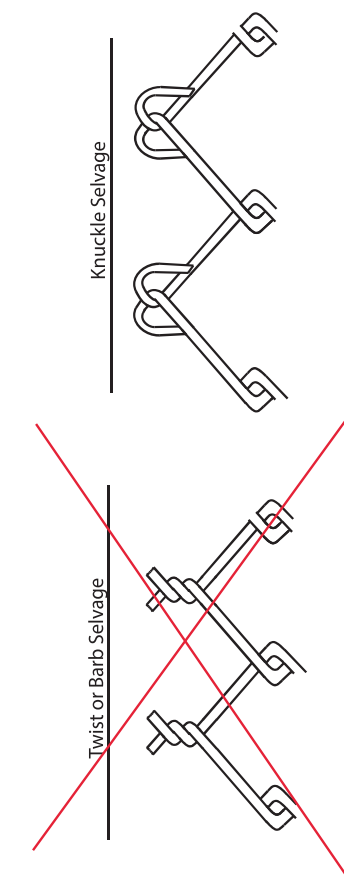
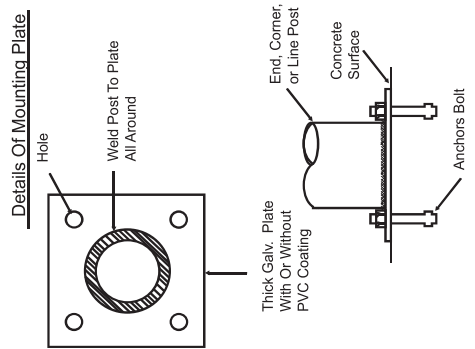
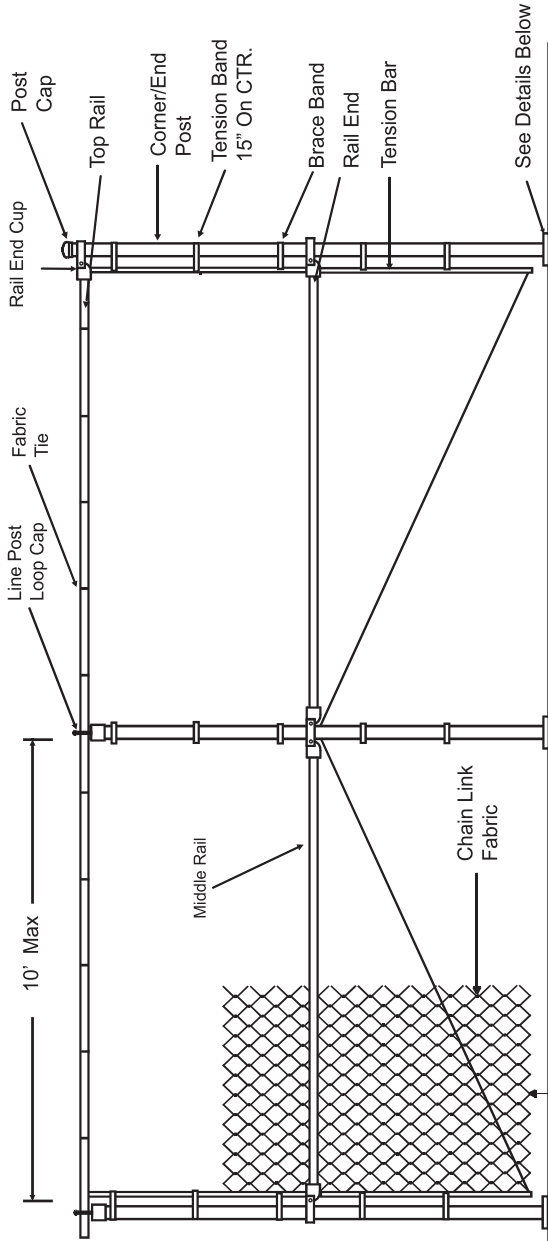
The Site Plan Review Committee (SPRC) considers the final application for approval or disapproval, with or without conditions, based on the Site Plan Review Standards in Chapter 3.4 of the City of Andover Unified Development Manual (UDM).

The SPRC is a committee of final action. If the site plan is approved, no further action is required by the applicant.

ATTACHMENTS:

[Fence Exhibit](#)

[Sign Exhibit](#)



Fabric	Height	Mesh	Gage	Selvage	Finish	
						Framework
	8'	2"	9 GA	KK	Galvanized	
		O.D.	Wall	Wt. per ft.	Length	
		3"	.203	5.80	98"	
		2 3/8"	.154	3.65	94"	
		1 5/8"	.140	2.27	-	
		2"	.145	2.72	-	
		3"	.203	5.80	98"	
		-	-	-	-	

Submit

Standard Chain Link Fencing

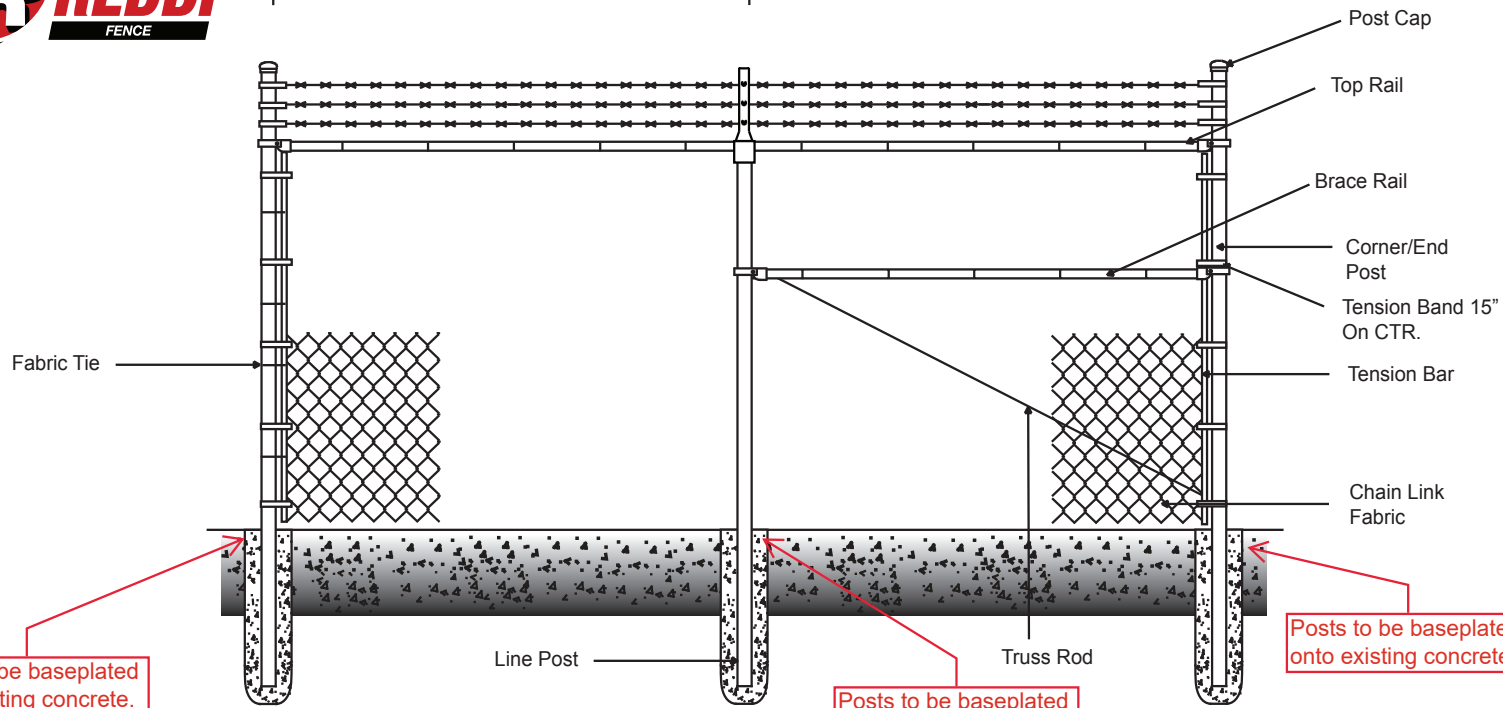
Approved By: _____ Revision NO: _____ Effective Date: _____

Drawn By: _____ Drawing NO: _____

Last Revised: _____



10' Max



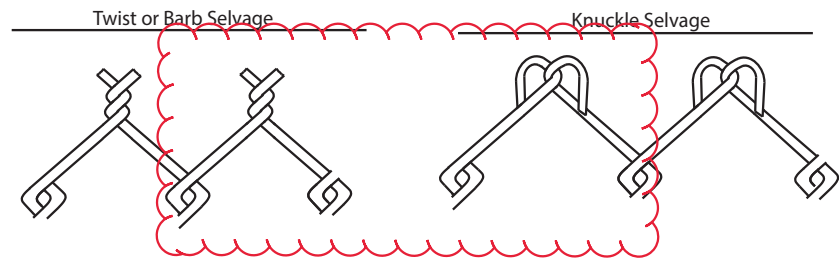
Posts to be baseplated onto existing concrete.

Posts to be baseplated onto existing concrete.

Posts to be baseplated onto existing concrete.

Fabric	Height	Mesh	Gage	Selvage	Finish
	8'	2"	9 GA	KT	Galv.
Framework		O.D.	Wall	Wt. per ft.	Length
End/Corner Post		3"	.203	5.80	X
Line Post		2 3/8"	.154	3.65	X
Rails		1 5/8"	.140	2.27	-
Gate Frame		2"	.145	2.72	-
Gate Post		4"	.226	9.12	X
Barbwire		3-strands			

Submit



Last Revised:

Standard ChainLink Fence W/Top Rail & Barb W/ Triangular Brace

Approved By:	Revision NO.:	Drawing NO.:
Drawn By:	Effective Date:	

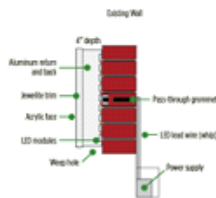
SIGN TYPE: FRONT LIT PANEL - FLUSH MOUNTED

PRINTED COLORS MAY VARY.
SEE COLOR SAMPLES FOR ACTUAL COLOR.

ILLUMINATED SIGN
QUANTITY - 1
OVERALL HEIGHT - 3'-3"
OVERALL LENGTH - 9'-6"
TOTAL SQ. FT. - 30.71 SQ FT

- A** ● PRINTED / CUT ACRYLIC FACE
- B** ● WHITE TRIM
- C** ● WHITE RETAINERS
- D** ● FLUSH MOUNTING

Typical Channel Letter Installation - Flush Mount



SIGN BELOW TO PLACE YOUR ORDER...

CUSTOMER APPROVAL: _____

DATE: _____

APPROVED AS SUBMITTED

APPROVED WITH CHANGES

CHANGES NOTED: _____



WORK ORDER: 8888

DATE: 08/08/2022

ARTWORK OWNERSHIP & PLAGIARISM

ALL PROPOSED DESIGNS, LAYOUT, RENDERINGS AND QUOTATIONS PRODUCED AND PROVIDED BY PRINT ME A SIGN REMAIN THE PROPERTY OF PRINT ME A SIGN AND ARE CONSIDERED CONFIDENTIAL. UNAUTHORIZED SHARING OF THESE DOCUMENTS WILL RESULT IN AN UPCHARGE OF \$200.





To: Site Plan Review Committee
From: Julie Boyd
Date: June 2, 2026
Subject: Revised Site Plan: 715 E. 13th St. (Butler Community College)

RECOMMENDED ACTION: APPROVE the revised site plan for Butler Community College, generally located at 715 E. 13th St.

SUMMARY:

The subject property is an approximately 14.6-acre parcel located on the south side of E. 13th St., housing the Butler Community College building. Currently, the parking area for the building is accessed via two drive approaches connected to E. 13th St. The applicant intends to remove the easternmost approach on the north end of the property, and construct a new approach on the southern end of the property, connected to E. Commerce St.

The proposed change would not affect the available parking for the building, and is not expected to appreciably affect parking lot circulation on the site. The new access points reflect the platted access control locations which were determined when the property was platted in 2018.

FINANCIAL IMPLICATIONS:

None.

LEGAL IMPLICATIONS:

The Site Plan Review Committee (SPRC) considers the final application for approval or disapproval, with or without conditions, based on the Site Plan Review Standards in Chapter 3.4 of the City of Andover Unified Development Manual (UDM).

The SPRC is a committee of final action. If the site plan is approved, no further action is required by the applicant.

ATTACHMENTS:

[Revised Site Plan](#)



To: Site Plan Review Committee
From: Julie Boyd
Date: June 2, 2026
Subject: Sign Plan: 826 E. Founders Pkwy. (Empower Physical Therapy)

RECOMMENDED ACTION: APPROVE the sign plan for Empower Physical Therapy, generally located at 826 E. Founders Pkwy.

SUMMARY:

The subject property is located at the corner of S. Yorktown Pkwy. and E. Founders Pkwy., and currently holds a multi-tenant building with three suites. The applicant intends to install new signage for the incoming and final tenant, which would be located in the northernmost tenant space.

The new sign would feature new channel letters placed above lettering which was previously at the businesses' old tenant space. Lettering would be placed on the front (western) and rear (eastern, facing S. Yorktown Pkwy.) sides of the building. The letters would be internally lit, as shown in the nighttime render.

On the western elevation, total wall coverage would reach approximately 4%; the same is true for the eastern elevation, as most signage is mirrored on this building.

FINANCIAL IMPLICATIONS:

None.

LEGAL IMPLICATIONS:

The Site Plan Review Committee (SPRC) considers the final application for approval or disapproval, with or without conditions, based on the Site Plan Review Standards in Chapter 3.4 of the City of Andover Unified Development Manual (UDM).

The SPRC is a committee of final action. If the site plan is approved, no further action is required by the applicant.

ATTACHMENTS:

[Sign Plan](#)

[Sign Locations](#)



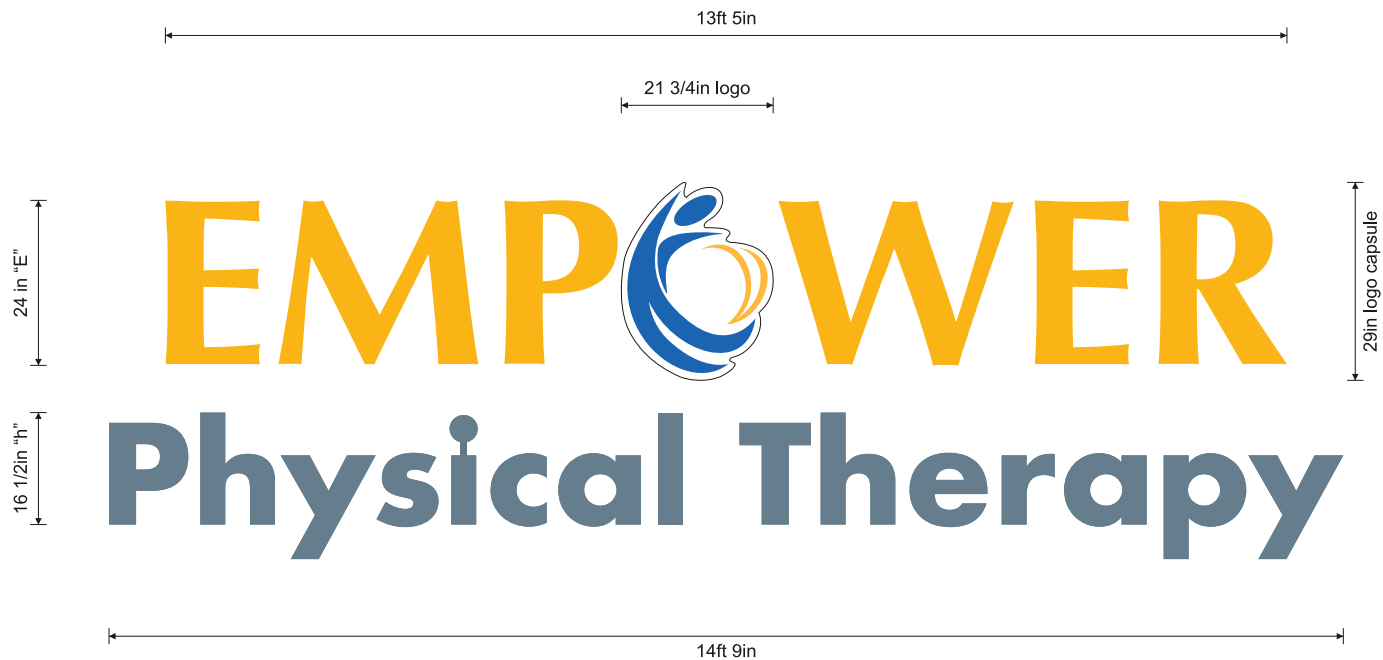
George Lay
Signs

316.832.1177 | miraclesigns.biz
1016 North Waco | Wichita KS, 67203

DESIGNED FOR | EMPOWER PHYSICAL THERAPY

JOB NO. 260439
ADDRESS 826 E Founders Pkwy
SALESPERSON Justin Salkil

New channel letter set and logo capsule for "Empower" and will be installed in conjunction with re-installed letters for "Physical Therapy" from another location



FILE NAME | Z:/Shared/Jobs/E/Empower Physical Therapy/art/EmpowerPT_Chletters_TS.cdr

COLORS (proof only colors may not match final output)

White

Trans Golden Yellow

Pre-painted letters

DRAWN BY | Marc Gregg

SCALE | 1/2" = 1'

DATE | 04/26

Black

Oracal Trans Middle Blue

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George Lay
Signs

316.832.1177 | miraclesigns.biz
1016 North Waco | Wichita KS, 67203

DESIGNED FOR | EMPOWER PHYSICAL THERAPY

JOB NO. 260439
ADDRESS 826 E Founders Pkwy
SALESPERSON Justin Salkil



FILE NAME | Z:/Shared/JoBS/E/Empower Physical Therapy/art/EmpowerPT_Chletters_TS.cdr

COLORS (proof only colors may not match final output)

White

Trans Golden Yellow

Pre-painted letters

DRAWN BY | Marc Gregg

SCALE | NTS

DATE | 04/26

Black

Oracal Trans Middle Blue

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1016 North Waco | Wichita KS, 67203

DESIGNED FOR | EMPOWER PHYSICAL THERAPY

JOB NO. 260439
ADDRESS 826 E Founders Pkwy
SALESPERSON Justin Salkil



FILE NAME | Z:\Shared\Jobs\E\Empower Physical Therapy\art\EmpowerPT_Chletters_TS.cdr

COLORS (proof only colors may not match final output)

White

Trans Golden Yellow

Pre-painted letters

DRAWN BY | Marc Gregg

SCALE | NTS

DATE | 04/26

Black

Oracal Trans Middle Blue

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1016 North Waco | Wichita KS, 67203

DESIGNED FOR | EMPOWER PHYSICAL THERAPY

JOB NO. 260439
ADDRESS 826 E Founders Pkwy
SALESPERSON Justin Salkil



FILE NAME | Z:\Shared\Jobs\E\Empower Physical Therapy\art\EmpowerPT_Chletters_TS.cdr

COLORS (proof only colors may not match final output)

White

Trans Golden Yellow

Pre-painted letters

DRAWN BY | Marc Gregg

SCALE | NTS

DATE | 04\26

Black

Oracal Trans Middle Blue

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Signs

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1016 North Waco | Wichita KS, 67203

DESIGNED FOR | EMPOWER PHYSICAL THERAPY

JOB NO. 260439
ADDRESS 826 E Founders Pkwy
SALESPERSON Justin Salkil

Remove and re-install these letters at new location



FILE NAME | Z:/Shared/Jobs/E/Empower Physical Therapy/art/EmpowerPT_Chletters_TS.cdr

COLORS (proof only colors may not match final output)

White

Trans Golden Yellow

Pre-painted letters

DRAWN BY | Marc Gregg

SCALE | NTS

DATE | 04/26

Black

Oracal Trans Middle Blue

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Signs

316.832.1177 | miraclesigns.biz
1016 North Waco | Wichita KS, 67203

DESIGNED FOR | EMPOWER PHYSICAL THERAPY

JOB NO. 260439
ADDRESS 826 E Founders Pkwy
SALESPERSON Justin Salkil

Installation placement of letters that were taken from the Andover location



FILE NAME | Z:/Shared/Jobs/E/Empower Physical Therapy/art/EmpowerPT_Chletters_TS.cdr

COLORS (proof only colors may not match final output)

- White
- Trans Golden Yellow
- Pre-painted letters
- Black
- Oracal Trans Middle Blue
-

DRAWN BY | Marc Gregg

SCALE | 3/16" = 1' DATE | 04/26

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Interior metal pan with approx 1" to 2" deep halo lighted channel letters and logo capsule painted to match PMS 1235 yellow and PMS 286 blue and grey to match exterior letter sets.



FILE NAME | Z:/Shared/Jobs/E/Empower Physical Therapy/art/EmpowerPT_Chletters_TS.cdr

COLORS (proof only colors may not match final output)

White

Trans Golden Yellow

Pre-painted letters

DRAWN BY | Marc Gregg

SCALE | 1/2" = 1'

DATE | 04/26

Black

Oracal Trans Middle Blue

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DESIGNED FOR | EMPOWER PHYSICAL THERAPY

JOB NO. 260439
ADDRESS 826 E Founders Pkwy
SALESPERSON Justin Salkil



FILE NAME | Z:/Shared/Jobs/E/Empower Physical Therapy/art/EmpowerPT_Chletters_TS.cdr

COLORS (proof only colors may not match final output)

White

Trans Golden Yellow

Pre-painted letters

DRAWN BY | Marc Gregg

SCALE | NTS

DATE | 04/26

Black

Oracal Trans Middle Blue

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