



The City of Andover

Agenda

Site Plan Review Committee Meeting

Wednesday, May 6, 2026

Andover City Hall - 1609 East Central Avenue

6:00 PM

	Page
1. CALL TO ORDER	
2. ROLL CALL	
3. MINUTES	
3.1. April 7, 2026 - Pdf	2 - 8
4. COMMUNICATIONS	
4.1. Committee & Staff Report - Pdf	9 - 20
4.2. Potential Residential Development Report - Pdf	21 - 22
5. AGENDA	
5.1. Sign Plan: Bark 44 (301 W. Central Ave. Ste. 400) - Pdf	23 - 26
6. MEMBER ITEMS	
7. ADJOURN	



To: Site Plan Review Committee
From: Julie Boyd
Date: May 5, 2026
Subject: April 7, 2026

RECOMMENDED ACTION: Review and approve the minutes of the April 7, 2026 meeting of the Andover Site Plan Review Committee.

ATTACHMENTS:

[Draft Site Plan Review Minutes - 04/07/26](#)



1. CALL TO ORDER

Homer Henry made a motion to nominate Scott Bonebrake as the new Chairperson. Seconded by Jessica Friedrichs. Motion passed 5-0.

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

2. ROLL CALL

Committee Members present: Chairperson Scott Bonebrake, Jessica Friedrichs, Homer Henry, John VanSickle, Andrew Jarvis.

Staff Members present: Les Mangus, Director of Community Development; Kevin Graham, Assistant Public Works Director; Julie Boyd, Planning & Zoning Administrator; Dylan Carroll, Planning Technician.

3. APPROVAL OF THE MINUTES OF THE MARCH 3, 2026 MEETING.

Homer Henry made a motion to approve the minutes of the March 3, 2026 meeting as presented. Seconded by Jessica Friedrichs. Motion passed 5-0.

4. COMMUNICATIONS

- A. COMMITTEE & STAFF REPORT**
- B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT**

5. AGENDA

5.1 SP-A26-0008 — REVIEW AND APPROVAL OF THE SITE PLAN FOR CULVER’S, GENERALLY LOCATED AT 422 S. HOMESTEAD DR., ANDOVER, KANSAS

Chairperson Bonebrake called the first agenda item, pertaining to the review and approval of the site plan for Culver’s, generally located at 422 S. Homestead Dr.

Julie Boyd introduced the item by stating that this is a site plan for a new commercial building spread across two parcels in the Heritage Mixed Use development and fronting onto US-54. Per the design guidelines in the Heritage PUD, there will be a monument sign on the US-54 frontage, which is to the south of the subject property. This will be a Culver’s restaurant with the standard Culver’s design language throughout. In addition to the monument sign, there will be some additional logo wall signage, all fit within the regulations. There will be outdoor seating at this location, generally outdoor patio seating requires a Conditional Use, however in the Heritage PUD it is permitted outright. They are proposing two drive-thru lanes and a parallel bypass lane with waiting areas for the drive-thru. Staff have worked with the applicants the entire process and they have implemented many staff comments. There are a few minor outstanding comments that can be addressed by Kevin. All other requirements for this were



satisfied, including adequate landscaping and parking provided. Julie mentioned that there are a couple of parking spaces located by the trash enclosure and that Staff would like to see that area striped off instead and not used for parking, the plan includes more than adequate parking

Kevin Graham stated his only comment is regarding the curb/asphalt edge that is depicted for the shared access drive to the north of the site. He stated his preference would be for the curb to be fully constructed and simply cut into when connecting to the shared access drive, instead of an open asphalt edge.

Homer Henry asked about the proposed right-in, right-out onto Yorktown Pkwy and if the medians will need to be modified. Julie stated the medians will not be modified. Kevin Graham responded that there will be some temporary traffic control on either side, but no improvements to the median will be made throughout the process.

Homer Henry asked if the Culver's team submitted all required application materials to city staff. Julie stated that there are no outstanding documents that staff are waiting for and everything looks in order.

The civil engineer for the project, Aaron from Kimley Horn was present and introduced Joey from Mitchell Private Holdings, who currently owns and operates 17 Culver's restaurants. She spoke about new locations they have recently opened in the Wichita metro area. She then introduced the franchise owners of the new store in Andover, Ryan & Katie Vaughn.

Ryan Vaughn spoke at the podium about his past experience at Culver's.

Chris McGuire with Macan Building Corporation then spoke at the podium. He stated that their company builds Culver's across the country and have built in 30 different states. He also stated that they can accommodate Kevin Graham's request for a full curb at the shared access drive.

Homer Henry asked city staff about landscaping for the building and if the Heritage PUD had any special landscaping provisions. Julie responded that it has some requirements that are over and above what the Heritage requires, but the landscaping plan is still in effect, and they have satisfied both requirements. Kevin Graham stated that the Heritage PUD had a clause stating that the landscape requirements in the UDM are guidelines, but some accommodation may need to be made.

Homer Henry made a motion to approve the site plan for Culver's with the modifications stated by the engineer regarding the curb and guttering. Seconded by Jessica Friedrichs. Motion passed 5-0.



5.2 SP-A26-0009 — REVIEW AND APPROVAL OF THE REVISED SITE PLAN FOR THE ANDOVER YMCA, GENERALLY LOCATED AT 1115 E. HWY 54, ANDOVER, KANSAS

Chairperson Bonebrake called the next agenda item, pertaining to the review and approval of the revised site plan for the Andover YMCA, generally located at 1115 E. Hwy 54.

Julie Boyd introduced the item by stating that this case involves a minor change to the existing site plan for the YMCA. The YMCA plans to add a small shade structure on the west side of the property. The shade structure would have a connecting path to the parking lot and would have similar lighting to the fixtures that are already in place for the concrete pads. This site is already surrounded by lots of existing vegetation and trees and is screened from all public rights of way.

Homer Henry asked who owned the tree line that partially screens the site from Yorktown and US-54. There was discussion amongst Staff and the Committee about how owns the tree line. Brad from Icon Structures was present and spoke at the podium to address any questions. He stated that it was Icon Structure's understanding that it was all YMCA property. Kevin Graham stated that the tree lines to the north and south of the structure are on YMCA property, but it appears the tree line to the West is on the adjacent property but within the existing Yorktown right of way. So, unless the city needed to cut the trees down, the screening is adequate.

Homer Henry made a motion to approve the revised site plan for the Andover YMCA. Seconded by Jessica Friedrichs. Motion passed 5-0.

5.3 SP-A26-0011 — REVIEW AND APPROVAL OF THE SIGN PLANS FOR CITY OF ANDOVER SIGNAGE, GENERALLY LOCATED AT THE INTERSECTION OF W. 21ST ST. AND N. 159TH ST. E., ANDOVER, KANSAS

Chairperson Bonebrake called the next agenda item, pertaining to the review and approval of the sign plans for City of Andover signage, generally located at the intersection of W. 21st St & N. 159th St. E.

Julie Boyd introduced the item by stating that the city currently has a large monument sign at the intersection of 21st & 159th St and are wanting to update the sign to reflect the new city logo. In addition to the logo change, the sign will also be retrofitted with internal lighting for a halo lighting effect. All wires and electronics will be housed within the sign and there will be no discernable effect on the outside of the sign besides the new logo.

Chairperson Bonebrake asked if there was power supplied to the sign already. Julie Boyd responded that there is a power connection available already.

Homer Henry asked how the current sign is lit. Les Mangus responded that the current sign is lit by a set of up lights that are in a trough in the limestone base.

Megan Schapaugh, the Public Information Officer from the City of Andover, was present and spoke at the podium to address any questions from the Committee. She stated that the city



had adopted a new logo in January of 2025 and over the last year, things have slowly been transitioning to the new logo. The digital items and other smaller materials were changed over first and now the focus is on the larger and more visible materials. This sign is one of the largest and most visible in all of Andover and that is why it was chosen to be replaced next. She stated that the city worked with Alpha Charlie to proportionally size the logo to fit within the current dimensions of the monument sign.

Homer Henry asked how many additional monument signs will need to be changed to the new logo in the coming years. Megan responded that there are a few more signs throughout the city that are slated to be replaced within the coming years (13th & 149th, The Archway, etc.). Homer Henry asked about when the archway signs in Central Park would be replaced and if they would have to come to Site Plan. Julie Boyd stated that they would not have to be approved by the Site Plan Review Committee because all that is changing is the sign face.

Homer Henry expressed how much he liked the sign design and how cool he thinks it will look when it is lit up at night.

Chairperson Bonebrake asked if the backside of the sign is limestone. Les Mangus responded that it is limestone slabs that are molded together.

Homer Henry asked if the backside of the sign would be drilled into. Brooke Mohler from Miracle Signs was present. She stated that they would not touch the back of the sign, only the front portion. Homer Henry then asked if any wires or raceways would be visible on the back of the sign. Les Mangus responded that the white portion of the sign plans is slightly raised from the base and this allows all the wires to be run internally and away from public view. Brooke stated that the white part is made from aluminum and is painted with a 10-year warranty aircraft paint.

Homer Henry asked when the new sign would be installed. Brooke responded that the sign will be completed by July or August.

Homer Henry made a motion to approve the sign plan for the City of Andover Monument sign located at the corner of 21st & 159th Street. Seconded by Jessica Friedrichs. Motion passed 5-0.

**SP-A26-0012 — REVIEW AND APPROVAL OF THE SIGN PLAN FOR DONDLINGER
5.4 WILDCAT CONSTRUCTION, GENERALLY LOCATED AT 220 W. HWY 54,
ANDOVER, KANSAS**

Chairperson Bonebrake called the final agenda item, pertaining to the review and approval of the sign plan for Dondlinger Wildcat Construction, generally located at 220 W. Hwy 54.

Julie Boyd introduced the item by stating this case involves the Z Auto located on US-54. The Z Auto building is being occupied by Dondlinger Wildcat Construction while they work on some projects in the area, this is just a temporary location for them. They would like to remove the existing Z Auto sign and replace it with their own logo wall sign. They would also like to replace the Z Auto sign on the pole out by the highway. The new sign is smaller than the



current sign and they are nowhere near the maximum allowed wall coverage. In addition, the signs will be unlit.

Colin Heagler from TriMark Signs was present and spoke at the podium. He said he didn't have anything to present and that this case is a pretty straightforward civil sign package.

Homer Henry asked how long the sign will be temporary and whether it will be a permanent plastic sign or simply a banner that's hung up. Colin responded that the sign will be made from routed aluminum and will be blind mounted to the front fascia of the building. He further stated that the sign will be easily removable once Dondlinger Wildcat Construction is through using the building. Homer Henry then asked what the process is if the sign becomes ripped or damaged before Dondlinger is done with construction in the area. Julie Boyd stated that they would be out of compliance with their site plan and Mickey would help them return to compliance.

Les Mangus led a discussion with the Committee members about the current Days Inn pole sign that is located on the property. The discussion involved whether or not the Committee could require that the Days Inn sign be removed from the premises before the new Dondlinger Wildcat Construction signs could be installed.

Homer Henry made a motion to approve the sign plan for Dondlinger Wildcat Construction as well as the removal of the Days Inn sign generally located at 220 W. Hwy 54. Seconded by Jessica Friedrichs.

The vote was interrupted by a question by Colin Heagler.

Mr. Heagler asked if the motion requires him to tear down the Days Inn sign before he can begin installation of the new Dondlinger signs, because if so, he will have to rebind the project due to it not being in the original scope of work.

There was additional discussion amongst the Committee members and City Staff about the wording of the motion and the impact it would have on TriMark Signs. A consensus was reached to recommend removal of the Days Inn sign, if possible, and not require the removal.

Homer Henry retracted his motion.

Homer Henry made a new motion to approve the sign plan for Dondlinger Wildcat Construction and if possible, by the sign company, removal of the Days Inn pole sign. Seconded by Andrew Jarvis. Motion passed 5-0.

6. MEMBER ITEMS

Homer Henry talked about his reasoning for nominating Scott Bonebrake as Chairperson. He stated that Mr. Bonebrake has been on both sides of the Committee and has the professional ability and experience in construction to lead this Committee into the future.

7. ADJOURN



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

SITE PLAN REVIEW COMMITTEE MINUTES

APRIL 7, 2026 | 6:00 P.M.

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

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

Meeting was adjourned at 6:33pm.



To: Site Plan Review Committee
From: Les Mangus
Date: May 5, 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 April draft Planning Commission and Subdivision Committee meeting minutes are attached.

ATTACHMENTS:

[Draft Subdivision Committee Minutes - 04/14/26](#)

[Draft Planning Commission Minutes - 04/21/26](#)



1. CALL TO ORDER

The meeting was called to order at 5:30pm by Acting Chairperson Gary Israel.

2. ROLL CALL

Committee members present: Acting Chairperson Gary Israel

Staff members present: Jennifer McCausland, City Administrator; Jolene Graham, Assistant City Administrator; Les Mangus, Director of Community Development; Kevin Graham, Assistant Public Works Director; Julie Boyd, Planning & Zoning Administrator; Dylan Carroll, Planning Technician.

3. APPROVAL OF THE MINUTES OF THE JANUARY 13, 2026 MEETING

Acting Chairperson Gary Israel made a motion to approve the minutes of the January 13, 2026, meeting as presented. Motion passed 1-0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. AGENDA

5.1 LOT SPLIT — REVIEW AND RECOMMENDATION ON AN APPLICATION TO SPLIT THE PROPERTY GENERALLY LOCATED AT 1119 W. HARRY ST., ANDOVER, KANSAS

Acting Chairperson Gary Israel called the first and only agenda item, pertaining to the review and recommendation on an application to split the property generally located at 1119 W. Harry St.

Julie Boyd introduced the item by stating that this is a pretty simple lot split case. This case involves an approximately 59-acre parcel zoned in the A-1 Agricultural Transition district at the intersection of West Harry and 159th St. The applicant seeks to split off about 5 acres in the northeast corner of the property, approx. 270 feet by 870 feet. The remaining large parcel would become Lot 1A and the new parcel would become Lot 1B. Julie further stated that the A-1 zone requires a minimum of 5 acres, so the new parcel is within the regulations. There is already existing Wichita water and Andover sewer serving the single-family house on the property and these services could easily be extended to the new parcel. One thing of note is that a small portion of this property, a bit less than ½ an acre is within the floodplain for Fourmile Creek and if any development was to happen in that area, it would be subject to the floodplain development ordinance. Julie stated that the Fire Marshall Mike Roosevelt could not



make it tonight, but he wanted her to pass on that he has no issues with the lot split but future development may require fire considerations before development could begin.

Brian Peltier from Merestone Survey was present and spoke to address any questions from the Committee. He explained that the house will be located outside the floodplain and that the existing sewer line on the east side will be utilized. He also noted that a water line along Harry Street will be connected for the project.

Gary Israel made a motion to approve the lot split for the property generally located at 1119 W. Harry St. Motion passed 1-0.

6. MEMBER ITEMS

Les Mangus commented that Brian Peltier will need to reach out to the Fire Marshall to discuss the requirement on distance to a fire hydrant.

7. ADJOURN

Acting Chairperson Gary Israel made a motion to adjourn. Motion passed 1-0.

Meeting adjourned at 5:36pm.

1. CALL TO ORDER

The meeting was called to order at 7:01pm by Chairperson Garwood.

2. ROLL CALL

Committee Members present: Chairperson Vance Garwood, Gary Israel, David Foley, Dan Colson

Staff Members present: Jolene Graham, Assistant City Administrator; Les Mangus, Director of Community Development; Kevin Graham, Assistant Public Works Director; Julie Boyd, Planning & Zoning Administrator; Dylan Carroll, Planning Technician.

3. APPROVAL OF THE MINUTES OF THE MARCH 17, 2026 MEETING

Gary Israel made a motion to approve the minutes of the March 17, 2026, meeting as presented. Seconded by Dan Colson. Motion passed 4-0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Julie Boyd stated that the city is advertising for the open Planning Commission spot.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. AGENDA

5.1 LOT SPLIT — PUBLIC HEARING ON AN APPLICATION FOR A LOT SPLIT ON A PROPERTY ZONED A-1 AGRICULTURAL TRANSITION DISTRICT, AND GENERALLY LOCATED AT 1119 W. HARRY ST., ANDOVER, KANSAS

Chairperson Garwood called the first agenda item pertaining to the public hearing on an application for a lot split on the property generally located at 1119 W. Harry St.

The public hearing was opened at 7:05pm.

Julie Boyd introduced the item by stating that it is a fairly simple lot split case. This is an approximately 59-acre parcel, zoned in the A-1 Agricultural Transition District. The property owner would like to split off 5 acres of the parcel in the northeast corner of the property. The minimum lot size for the A-1 district is 5 acres, so this split would create a compliant lot. The remainder of the parcel would become Lot 1A and the new parcel would be Lot 1B. In addition, there is approximately a ½ acre section of Lot 1B that is within the special flood hazard area of Fourmile Creek. There are currently no structures that will be split off, however there is an



existing single-family house on the 59-acre parcel. The new lot can be served by Wichita water and Andover sewer as the existing house already is and the lines run along Harry St.

Chairperson Garwood made a comment that it appears this case was heard by the Subdivision Committee about a week ago. Gary Israel stated he reviewed this lot split and recommended approval during the Subdivision Committee meeting. Mr. Israel stated there were discussions about distances to a fire hydrant at the Subdivision Committee meeting and asked if those discussions had been addressed. Julie Boyd responded that it would come up at the time for building permits and does not apply to the lot split. Les Mangus stated he looked at the GIS utility map and there is a fire hydrant located directly across the street from this property.

Brian Peltier from Merestone Survey was present and spoke at the podium to address any questions the Commission may have. He stated that he believes the fire hydrant is located on the same side of the street at the property.

Leroy Maneth from 1639 S Heather Lake Ct spoke at the podium to address concerns he had relating to the lot split. He stated he would like to know what the owners are planning for the lot because his property abuts the parcel and he is concerned about future development and the impact it will have on his property. Julie Boyd responded that it would retain the same zoning as it already has and if the property owner intended to change the zone, it would require an additional public hearing. Mrs. Boyd then listed off the approved uses for the A-1 Agricultural Transition District.

David Foley sought clarification that this is not a zoning change and that the property owner would not be able to construct multi-family housing on the parcel. Julie stated the zone is not changing and if they sought to change the zone, it would require an additional public hearing that the resident could speak at.

The public hearing was closed at 7:12pm.

Gary Israel made a motion to approve the lot split on the property generally located at 1119 W. Harry St. Seconded by David Foley. Motion passed 4-0.

5.2 PUD AMENDMENT — PUBLIC HEARING ON AN APPLICATION TO AMEND THE TUSCANY PRELIMINARY PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED AT THE CORNER OF S.W. 120TH ST. AND S. ANDOVER RD., ANDOVER, KANSAS

Chairperson Garwood called the next agenda item, pertaining to the public hearing on an application to amend the Tuscany Preliminary Planned Unit Development, generally located at the corner of S.W. 120th St and S. Andover Rd.

The public hearing was opened at 7:13pm.



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

**PLANNING COMMISSION & BOARD OF
 ZONING APPEALS AGENDA**
APRIL 21, 2026 | 7:00 P.M.
 ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

Julie Boyd introduced the agenda item by stating this is an extremely minor revision to the preliminary PUD for the Tuscan addition. The current addition was put into place on June 10, 2025, after another amendment was made. When building permits began to be pulled for this development, it was found that the side yard setbacks allowed in parcel 2b did not match between the different parts of the PUD. The applicant intends to correct the PUD to what they originally intended, which is a 5-foot side yard setback in parcel 2b instead of 8-feet as is listed. The only change is this amendment is a single number, from 8 feet to 5 feet, everything else is staying exactly the same.

Will Cleavinger from Garver was present and spoke at the podium. He stated he had nothing further to add but could answer any questions.

The public hearing was closed at 7:15pm.

STAFF ITEMS

<p>1. Do adequate sewage disposal and water supply and all other necessary public facilities including street access exist or can they be provided to serve the uses that would be permitted on the subject property if the change in zoning were approved?</p> <p>STAFF Public facilities are in place and adequate or could be readily extended to serve the property.</p>
<p>2. If the zoning change request was approved, would the subject property need to be platted or replatted, or have in-lieu-of dedications made, in order to provide needed rights-of-way, easements, building setback lines, or access control?</p> <p>STAFF The PUD is being amended in order to correct an error with building setbacks.</p>
<p>3. If the zoning change request was approved, would the subject property need a screening plan for existing or potential uses?</p> <p>STAFF The amendment will not affect the physical conditions of the PUD area, and all previously-approved screening requirements will remain in effect.</p>
<p>4. What fact-based information in support of or in opposition to the requested zoning change has staff received?</p> <p>STAFF None at this time.</p>
<p>5. If there has been an error in the application of these Zoning Regulations to the subject property, would the requested zoning change correct the error?</p>



STAFF	This amendment is in fact <i>only</i> to correct an error affecting the subject property.
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STAFF & COMMISSION/COUNCIL ITEMS

6 How suitable or unsuitable is the subject property for its current zoning?	
STAFF	The property is suitable for its current zoning.
PLANNING COUNCIL	Concur
7 Is the length of time the subject property has been vacant or undeveloped under its current zoning a factor in the zoning change request?	
STAFF	No.
PLANNING COUNCIL	Concur
8 How reasonably well-suited will the requested zoning change of the subject property be with the current zoning of nearby properties.	
STAFF	The requested zoning change would in fact not modify the underlying zoning of the affected parcel, so the compatibility of the zoning with that of nearby properties will not change from current conditions.
PLANNING COUNCIL	Concur
9 Has the zoning change been requested because conditions in the area of the subject property have changed or are changing? If so, what is the nature and significance of these conditions?	
STAFF	No.
PLANNING COUNCIL	Concur
11 What are the current land uses, character and condition of the subject property and the surrounding neighborhood?	



STAFF	The subject property is located fully within the Tuscany Addition Planned Unit Development, which is made up of single-family homes.
PLANNING	Concur
COUNCIL	
1: Would the proposed zoning change of the subject property allow land uses which might have detrimental effects on nearby properties, and if so, how?	
STAFF	No such detrimental effects are anticipated; the permitted land uses on the affected parcel are not changing.
PLANNING	Concur
COUNCIL	
1: How would the requested zoning change conform with the City's Comprehensive Plan and other adopted master plans and policies?	
STAFF	The Comprehensive Plan suggests a Traditional Neighborhood Place Type which is consistent with the applicant's proposal.
PLANNING	Concur
COUNCIL	
1: Do any professional persons knowledgeable on conditions that affect this zoning change request have information or recommendations to provide, which would be helpful in its evaluation?	
STAFF	Staff supports the proposed amendment.
PLANNING	Concur
COUNCIL	
1: How would the potential loss in value or hardship imposed on the Applicant compare to the relative gain to the public health, safety and welfare, if there is a change from the current zone to the requested zone?	
STAFF	No detriment to the public health, safety and welfare is perceived. Any changes in light, traffic, or noise can be sufficiently mitigated with adequate screening and buffering.



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 316.733.1303

**PLANNING COMMISSION & BOARD OF
 ZONING APPEALS AGENDA**
APRIL 21, 2026 | 7:00 P.M.
 ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

PLANNING	Concur
COUNCIL	

David Foley made motion to recommend to the Governing Body that Z-PUD26-0002 be approved based on the finding of fact #6, #8, #10, #12. Seconded by Dan Colson. Motion passed 4-0.

RECESS THE PLANNING COMMISSION AND CONVENE THE BOARD OF ZONING APPEALS

Gary Israel made a motion to recess the Planning Commission and convene the Board of Zoning Appeals at 7:21pm. Seconded by David Foley. Motion passed 4-0.

5.3 BZA-V26-0005 — PUBLIC HEARING ON AN APPLICATION FOR A VARIANCE OF 620 SQUARE FEET FROM THE 500 FOOT MAXIMUM FLOOR AREA OF AN ACCESSORY STRUCTURE; AND OF 120 SQUARE FEET FROM THE 1000 SQUARE FOOT MAXIMUM AGGREGATE TOTAL FLOOR AREA OF ALL ACCESSORY STRUCTURES; ON A PROPERTY ZONED SF-1 SINGLE FAMILY RESIDENTIAL / LOW DENSITY DISTRICT, AND GENERALLY LOCATED AT 125 E. KERRY LYNN DR., ANDOVER, KANSAS

Chairperson Garwood called the final agenda item, pertaining to the public hearing on an application for a variance at the property generally located at 125 E. Kerry Lynn Dr.

The public hearing was opened at 7:21pm.

Julie Boyd stated this is an application for a variance on a 0.8 acre parcel near the intersection of Harry and S. Andover Rd. The property is zoned SF-1 Single Family Residential / Low Density District, and the applicant intends to construct a 1,120 sq ft accessory structure in the backyard for personal use. The accessory structure would be over twice the maximum permitted in the SF-1 district, which is 500 sq ft and over the maximum aggregate total. While this is a large variance from what is listed as the maximum, the total lot coverage would only be 8% with the addition of this accessory structure, the maximum is 35%. This neighborhood already has multiple similar structures that predate the UDM, which was adopted in 2018. Directly across the street from the applicant there is a detached garage that is roughly the same size as the intended accessory structure.

Ron Tozier, the property owner was present and spoke at the podium. He stated he did not have much to add, just that he wanted to add a small building to the backyard.



Chairperson Garwood asked if he had talked with his neighbors. Mr. Tozier stated they had no issue with the accessory structure. Chairperson Garwood then asked what the accessory structure would look like. Mr. Tozier stated it will match the color of the house.

Mr. Israel asked how tall the structure would be. Mr. Tozier stated the ceiling will be 10 feet, which is similar to the existing garage.

The public hearing was closed at 7:25pm.

DOES THE EVIDENCE DEMONSTRATE THAT:

<p>1! The physical surroundings, shape or topography of the property would result in a practical difficulty, as distinguished from a mere inconvenience, for the owner, lessee or occupant.</p> <p>STAFF The subject property is approximately 50% larger than the minimum lot area for the SF-1 zoning district, with a large backyard area that can easily accommodate a large accessory structure while respecting the required building setbacks.</p> <p>BZA Concur</p>
<p>1! Granting the variance will result in material detriment or injury to other property or improvements in the neighborhood.</p> <p>STAFF No such detrimental effects are anticipated. Similar structures are present in the surrounding neighborhood already.</p> <p>BZA Concur</p>
<p>1! Granting the variance will result in an inadequate supply of light or air to adjacent property, substantially increase traffic congestion, increased fire risk, or substantially diminished property values in the neighborhood.</p> <p>STAFF No such adverse effects are anticipated.</p> <p>BZA Concur</p>
<p>1! The request for a variance is not based exclusively on a desire of the owner, lessee, occupant or applicant to make more money out of the property.</p> <p>STAFF The applicant intends to construct the accessory structure for personal use and storage.</p> <p>BZA Concur</p>



SPECIFIC CONDITIONS TO BE MET:

1.	The requested variance arises from a condition unique to the property in question, which is not ordinarily found in the same zoning district, and which was not created by any action of the property owner or the applicant.
STAFF	The subject property is approximately 50% larger than the minimum lot area for the SF-1 zoning district, with a large backyard area that can easily accommodate a large accessory structure while respecting the required building setbacks.
BZA	Concur
2.	Strict application of the provisions of these Zoning Regulations would result in unnecessary hardship for the owner, lessee or occupant of the land or structures.
STAFF	Strict application of the provisions would limit the applicant to an accessory structure which is comparably much smaller than those enjoyed by their neighbors.
BZA	Concur
3.	Granting the variance will not adversely affect the rights of adjacent property owners or residents.
STAFF	No such adverse effects are anticipated. Similar structures are present in the surrounding neighborhood already.
BZA	Concur
4.	The requested variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.
STAFF	No such adverse effects are anticipated.
BZA	Concur
5.	The requested variance will not be opposed to the general spirit and intent of these Zoning Regulations.
STAFF	The requested Variance is not opposed to the promotion of public health, safety, morals, comfort, or general welfare in the City.
BZA	Concur

Gary Israel made a motion to authorize the Chairperson to sign a resolution granting the variance. Seconded by Dan Colson. Motion passed 4-0.



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

**PLANNING COMMISSION & BOARD OF
ZONING APPEALS AGENDA**
APRIL 21, 2026 | 7:00 P.M.
ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

*ADJOURN THE BOARD OF ZONING APPEALS AND RECONVENE THE PLANNING
COMMISSION*

Gary Israel made a motion to adjourn the Board of Zoning Appeals and reconvene the Planning Commission at 7:30pm. Seconded by David Foley. Motion passed 4-0.

6. MEMBER ITEMS

The Planning Commission and Les Mangus had a brief discussion about Yorktown Parkway.

7. ADJOURN

Chairperson Vance Garwood made a motion to adjourn the meeting. Seconded by Gary Israel. Motion passed 4-0.

Meeting adjourned at 7:32pm



To: Site Plan Review Committee
From: Les Mangus
Date: May 5, 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

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%	89.74%	35
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	20	1	3	13	86.96%	78.26%	18
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	36	2	36	0	52.94%	36.76%	25
Heritage 3rd	44	23	13	21	0	52.27%	36.36%	16
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	13		30	0	108.33%	0.00%	0
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%	35.71%	10
Summerlin	33	5	1	28	0	15.15%	3.03%	1
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%	33.33%	4
Valsong	3	1		2		33.33%	33.33%	1
Total Single Family	2800	2409	73	391	719			2330
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%	0.00%	0
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	11		0		64.71%	41.18%	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	-6	0	54.87%		166
Total Dwelling Units	2995	2516	109	385	719	84.01%		
Total Lots/Units, Platted and Unplatted	3714	2516		1917	719	67.74%		

[Path]Chris Tracking

3/17/2026



To: Site Plan Review Committee
From: Julie Boyd
Date: May 5, 2026
Subject: Sign Plan: Bark 44 (301 W. Central Ave. Ste. 400)

RECOMMENDED ACTION: APPROVE the sign plan for Bark 44, generally located at 301 W. Central Ave., Andover, Kansas.

SUMMARY:

The subject property is the westernmost tenant space generally located at 301 W. Central Ave., now housing the Bark 44 business. Bark 44 obtained a Special Use permit to operate in the B-4 District in 2025, and the business was also a 2025 Andover Business Improvement Grant awardee, the latter in order to furnish and install signage for the business.

Until now, the applicant had been using temporary signage for the business. The existing banners would be replaced with aluminum signs, a wall sign on the face of the building, and a pole sign near W. Central Ave. attached to the existing pole sign used by other businesses in the multi-tenant building.

Neither sign would be illuminated. The wall sign would be approximately 60 square feet in area, and the pole sign would come to 32 square feet. Ample room is available on the face of the multi-tenant building for wall signage: while exact areas of all installed wall signs are not known, the applicant's sign is comparable in size to the existing signage, which is altogether estimated to reach approximately 8.5% wall coverage out of the 10% permitted.

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/Renders](#)



ENCLOSE PARAMETER

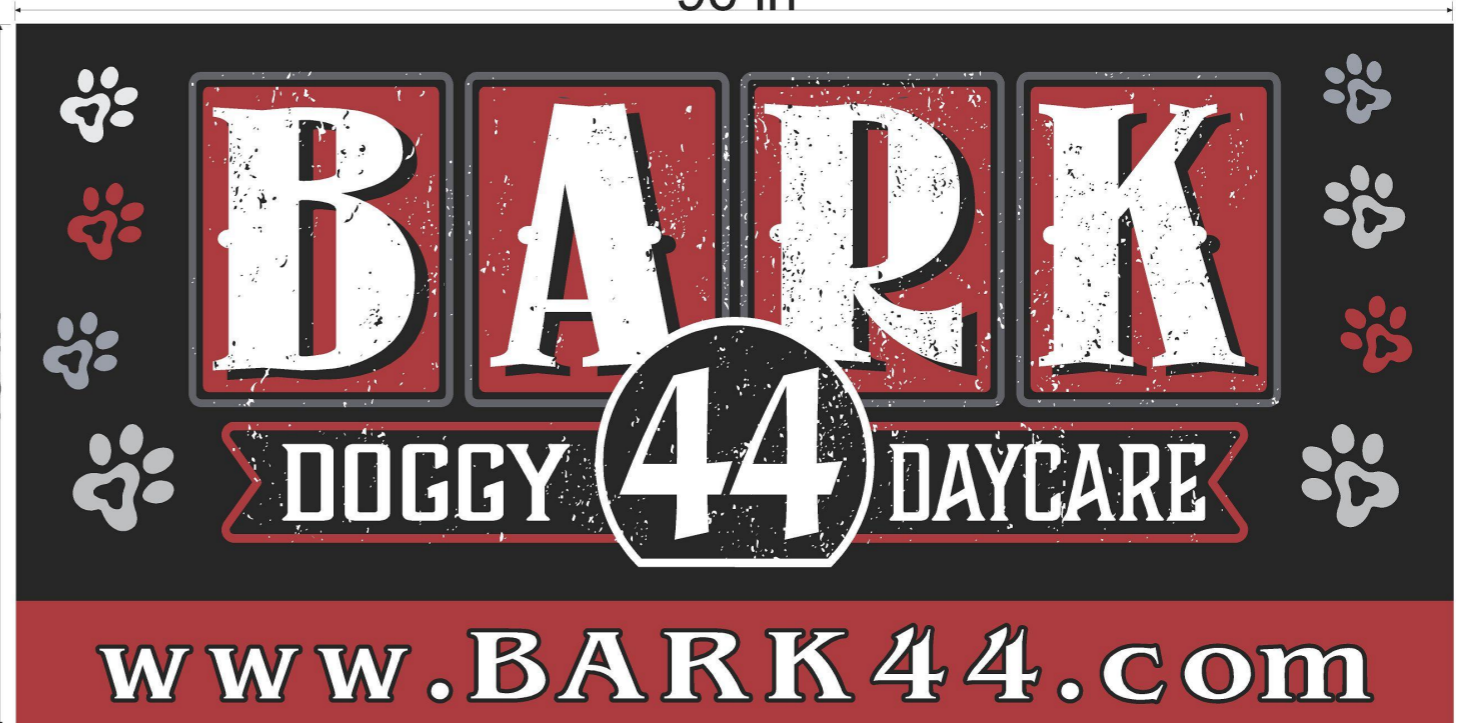
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ENTRANCE SIGN

DBL-SIDED PER SIZE W/ ENCLOSED ENDS 3 MIL POLY

96 in

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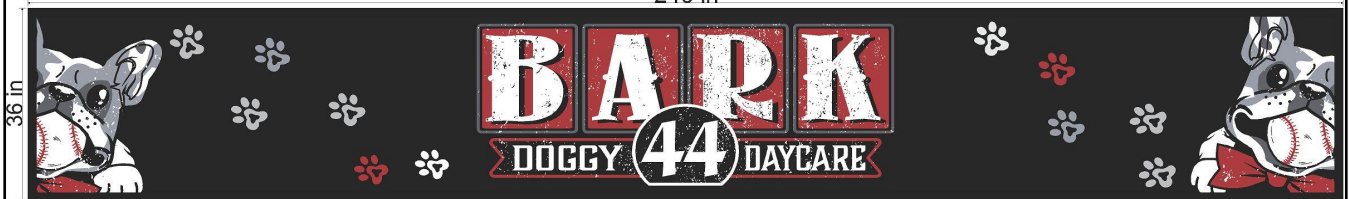


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3 MIL POLY METAL