

**CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
December 3, 2013
MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, December 3, 2013 at the Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:03 p.m. Members present were Clark Nelson, Brandon Wilson, Dennis Bush and Todd Woolsoncroft. Others in attendance were Les Mangus Director of Public Works and Community Development, Steve Anderson Assistant Director of Public Works and Community Development, Sasha Stiles City Administrator and Daynna DuFriend Administrative Secretary. Member Don Kimble was absent.

Review the minutes of the November 5, 2013 meeting.

Clark Nelson made a motion to approve the minutes as presented. Todd Woolsoncroft seconded the motion. Motion carried 4/0/1. Dennis Bush abstained.

Communications:

Review the minutes of the October 29 and November 12, 2013 City Council meetings. All minutes were received and filed.

Review the potential Residential Development Lot Report.

SP-2013-12- Review and approve the site plan for Sunshine Children's Home, located at 1918 N. Prairie Creek Road.

Bradley Doeden, GLMV Architecture, and Suzi Thien, Sunlight Children's Advocacy & Rights Foundation, were present to represent the application.

Ms. Thien provided a brief explanation of the proposed project.

Mr. Doeden explained that the proposed project would be an 11,000 sq.ft. home with 8 bedrooms to house 15 children at its capacity along with 5 staff members. For the landscaping they tried to utilize existing trees that are on site and keep new plantings to a minimum while still being compliant with Site Plan regulations. The exterior of the building will have a brick veneer on the upper story with a limestone veneer on the lower level. Both levels will have an onsite grade egress at both levels. A Heritage shingle in weathered wood color will be used on the roof. A vinyl shake shingle siding will be installed at the gables. There will be parking on site for 12 cars with a security gate at the entrance that will be monitored by staff from the building. A turn-around at the front of the building will be large enough to accommodate a fire truck. All requirements have been discussed with and met for the Fire Department. They are working with Butler County on the size and design of the private sanitary sewer system to be installed.

Brandon Wilson asked if the sewer system would be an alternative system or gravity system and if this would be allowed.

Mr. Doeden stated that they are anticipating this to be a lift system. Soil will have to be brought in for the installation of the laterals and 2 septic systems as there is shale 18 – 30 inches below the surface of the ground.

Les Mangus added that septic systems are allowed on 5 acre tracts.

Brandon Wilson asked if any accommodations had been made for future expansion and if so would it be to the south if the lateral fields were placed more to the east.

Mr. Doeden replied that they do not anticipate any future expansion as that would change the occupancy type of the building and the building would need to be redesigned.

Chairman Allison asked if possible future expansion could be a separate building.

Mr. Doeden answered that it could be if there was at least a 60ft. separation between the buildings or else firewalls would have to be provided on the buildings. He explained that the church is temporarily donating a portion of land so that the total site would be more than 5 acres in order to accommodate a private sewer system. When there is an opportunity for the home to connect to a new sanitary sewer system with the City of Andover that land would be returned back to the church.

Todd Woolsoncroft asked if there were to be any type of fence on the sides of the gate along Prairie Creek Road.

Mr. Doeden answered that there is not, it is just to be a gate that regulates the flow of traffic rather than prevent any traffic. Landscaping will be in place to make access difficult.

Brandon Wilson asked how the Site Plan landscape requirements work with a project like this and if there would be irrigation for the new landscape areas.

Les Mangus replied that it would go to a large site landscaping formula. This project far exceeds this because there are so many existing trees on the property.

Mr. Doeden answered that there will be irrigation in the new areas although it is not shown on the landscape plan.

Todd Woolsoncroft requested a description of the site lighting will be located.

Mr. Doeden stated that there will be lighting at the gated entry, lighting half way between the entry and the trash dumpster, there will be a single light pole north of the garage and will a two-fixture pole in the center of the turn-a-round. There will also be lighting on the exterior of the building.

Ms. Thien added that some of the lighting on the building will be motion-sensor lighting for security.

A motion was made by Clark Nelson to approve SP-2013-12 site plan for Sunshine Children's Home as presented with a condition to irrigate the turf grass area. Brandon Wilson seconded the motion. Motion carried 5/0.

SP-2013-11- Continued review for approval of a new monument sign located at 321 S. Andover Rd., Andover.

Robert Adams, Miracle Signs was present to represent the application.

Mr. Adams explained that the owner would like to have Option 1 which is a 10 foot x 20 foot monument sign. Due to the building sitting back so far there is a need for a monument sign. This size would give the biggest impact.

Chairman Allison stated that the primary concern of the committee is that the 10ft. wide sign fills the landscape space from back of curb to edge of sidewalk as well as the overall height of the sign because the proximity to the overhead power lines.

Les Mangus explained that the overhead power line would be approximately 24 foot above the east edge of the proposed 20 foot sign. Westar does not like anything to be within 10 feet of their power lines, they would have to be contacted about this.

Brandon Wilson commented that the scale of the submitted drawings do not appear to be accurate and asked what is the actual size of the sign.

Les Mangus stated that there are not very many options for placement. The west edge of the parking lot is the access lane for the lot and does not allow for the use of any parking spaces. The original site plan had parking spaces against that curb. This change was made by the developer.

Mr. Adams asked for suggestions for the signage.

Brandon Wilson proposed staying with the smaller option, the 20% reduction at 8 feet wide by 16 feet 7 inches high.

Clark Nelson asked Mr. Adams if the signage would work with the 20% reduction.

Mr. Adams stated that it would.

Chairman Allison advised that an 8 feet wide sign should be workable if there is 10-12 feet of available space.

Les Mangus said that at 8 feet there should be plenty of room to do what is shown on the plan. Landscape requirements for a sign would require at least 2 more additional trees. Recommendation is to waive this requirement as the proposal fits the conditions. A notice has been sent to the property owner concerning the condition of the existing shrubbery.

Mr. Adams commented that the plan is to redo the entire center section with new plants once the sign plan is approved.

Brandon Wilson pointed out that it appears that the center tree is in the same location as the proposed sign. He asked if the sign could be moved.

Les Mangus replied that the tree can be removed. If the sign is moved it will be affecting the vision triangle at the driveways. Replacing the tree with shrubs is within the Site Plan guidelines. Recommendation is to allow this.

A motion was made by Clark Nelson to approve SP-2013-11 site plan for a new monument sign at 20% reduction from original proposed size and allow removal of a tree in conflict and with proposed landscaping as requested. Dennis Bush seconded the motion. Motion carried 5/0.

Review and approve the City of Andover 2014 Site Plan Review Committee meeting and closing date schedule.

A motion was made by Todd Woolsoncroft to approve the 2014 Site Plan Review Committee meeting and closing date schedule. Clark Nelson seconded the motion. Motion carried 5/0.

Member Items-

There were no member items.

Meeting was adjourned by Chairman Allison at 7:08p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 6th day of February, 2014 by the Site Plan Review Committee, City of Andover.