

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
February 6, 2014
MINUTES

The Site Plan Review Committee met for a rescheduled meeting on Thursday, February 6, 2014 at the Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:00 p.m. Members present were Doug Allison, Don Kimble, Dennis Bush, and Todd Woolsoncroft. Others in attendance were Les Mangus Director of Public Works and Community Development and Daynna DuFriend Administrative Assistant. Member Clark Nelson was absent.

Review the minutes of the December 3, 2013 meeting.

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

Communications:

Review the minutes of the December 30, 2013 City Council meeting. The minutes were received and filed.

Review the minutes of the December 17, 2013 Planning Commission Meeting. The minutes were received and filed.

Review the potential Residential Development Lot Report.

SP-2013-10- Review and approve the revised site plan for Andover Family Med Center located at 307 W. Highway 54.

Kristine Hensley and Russ Meyer with Spangenberg Phillips Tice Architecture, were present to represent the application.

Ms. Hensley explained that since the first presentation at the November meeting of the Site Plan Review Committee the covered canopy portion of the project has been delayed due to the budget. They will be moving forward with the other site changes of the drive-thru on the north side for the pharmacy tenant. Changes will also be made for the openings on the building. The existing overhead door on the south side will be removed and new openings for the pharmacy will be made for direct access at the drive-thru. Modifications on the north side of the building will add a door for direct access to the outside. The existing landscaping around the perimeter of the property will be maintained as well as adding six ornamental trees. New signage will be added to the building on the North and East sides for the additional tenant, Andover Drug. The two signs for Family Med Center replacing the existing Walnut Valley signage will be capstone and similar to what was previously presented.

Todd Woolsoncroft asked if the canopy would be added at a later date.

Mr. Meyer replied that at some point they want to add the canopy, it is too costly at this time.

Don Kimble suggested that the tree be moved and shrubs installed near the light pole in the large island northeast of the building.

Dennis Bush asked how much landscape was removed for the new drive-thru and what would be done with the trees when the canopy is installed.

Ms. Hensley stated that the front area was redone on the last plan. Since the patient drop off area is not being built the intent is to leave the area to the east just as it is. At the time when the canopy is to be installed they will return with a revised landscape plan similar to what was presented with the previous application. Several islands would be created when the canopy is installed. The trees would then be relocated to these islands.

Todd Woolsoncroft asked if the handicap parking would be relocated or if it is indicated and if there would be curb cuts.

Ms. Hensley replied that it is as indicated with one handicap parking space being added with no curbs. A third handicap parking stall was able to be put in the same space by taking the existing oversized stalls down to a 9 foot width.

Chairman Allison asked if the old panels would be taken out and the new put in for the new cast stone signage panels.

Ms. Hensley said that for the two existing Walnut Valley signs will be replaced with the signage previously requested. The brick will be removed and cut in for the two new signs for Andover Drug.

Les Mangus expressed concern with plants at the sharp corner on the entry to the drive-thru. Something should be installed to either define the corner or a radius put in because the angle of the entry will not allow proper entry.

A motion was made by Don Kimble to approve SP-2013-10 revised site plan for Andover Family Med Center as presented with the following conditions: 1. Relocate tree in the island at the Northeast corner of the building away from light pole to not affect photo metrics, 2. Add 2 groupings of variety plantings for parking lot screening in that island, 3. Create a proper radius curve at that island. Dennis Bush seconded the motion. Motion carried 4/0.

SP- 2014-01- Review and approve the revised landscape plan for Atwood's located at 426 S. Andover Rd.

Les Mangus explained that the applicant had been in town for the regularly scheduled meeting February 4, 2014 meeting, however, due to the meeting being cancelled for inclement weather conditions, he returned to Arkansas. He has asked if a conference call could be made during this

meeting rather than making a second trip for the meeting. Additionally, Atwood's has responded to a compliance notice with a revised plan. The revised plan replaces most of the missing plants with better selections.

Don Kimble stated that he did not have any concerns with the proposed plan.

A motion was made by Dennis Bush to approve SP-2014-01 revised landscape plan for Atwood's as presented. Todd Woolsoncroft seconded the motion. Motion carried 4/0.

Member Items-

Meeting was adjourned by Chairman Allison at 6:22p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 4th day of March, 2014 by the Site Plan Review Committee, City of Andover.