

**CITY OF ANDOVER**  
**SITE PLAN REVIEW COMMITTEE**  
**April 1, 2014**  
**MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, April 1, 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, Todd Woolsoncroft and Clark Nelson. Others in attendance were Les Mangus Director of Public Works and Community Development, Sasha Stiles City Administrator and Daynna DuFriend Administrative Assistant. Member Brandon Wilson was absent.

**Review the minutes of the March 4, 2014 meeting.**

*Clark Nelson made a motion to approve the minutes as presented. Todd Woolsoncroft seconded the motion. Motion carried 5/0.*

**Communications:**

**Review the minutes of the February 25, 2014 and March 11, 2014 City Council meetings.**  
The minutes were received and filed.

**Review the minutes of the February 18, 2014 Planning Commission Meeting.** The minutes were received and filed.

**Review the potential Residential Development Lot Report.**

**SP-2014-02-** Review and approve the revised site plan for AT&T Wireless Cellular Tower located at south side of Central Avenue between 159<sup>th</sup> Street and Andover Road.

Ron and Lori Kutter, applicant and property owners were present.

Kirk Raymond and Seth Collins, Black & Veatch, 10950 Grandview Drive, Overland Park, Kansas 66210 were present to represent the application.

Trish Voth Blankenship, 351 N. Chaumont Ct., Andover, was in attendance.

Mr. Raymond explained the site plan of the tower compound enclosing the 112 foot monopole tower and that with the addition of this, tower telecommunication abilities would increase in this area. In order to meet set back regulations the original 120 foot height of the tower has been reduced to 112 foot. Access to this facility will be a gravel driveway from West Central Ave. An 8 foot privacy fence and landscaping will be used to screen the compound. Within the compound there will be an 11 1/2 foot x 20 foot proposed shelter enclosing the equipment for the telecommunications site.

Mr. Collins added that this shelter for the generator will be on a 12 inch slab due to this site being in a floodplain.

Clark Nelson asked if there would be any trouble with access from Central.

Les Mangus answered no.

Don Kimble asked for clarification of the fence height as a 6 foot fence was indicated on the submitted plans.

Mr. Kutter stated that this is an error. His original understanding was that the fence would be 8 foot and if acceptable would ask for the 8 foot allowance.

Clark Nelson asked what the level of noise would be coming from the generator.

Mr. Collins answered that it can be noisy but cannot be heard from across the street and it will not disturb the neighbors. It will only be on 2-3 times per week for 10-15 minutes at a time. This is used to charge the emergency batteries on the generators.

Dennis Bush asked what the color of the structure would be as it is shown as orange in the plans.

Mr. Collins said that it will be a brown aggregate.

Les Mangus explained to the committee that the photo copy on the table is from a neighboring residential neighborhood and was submitted by email today. It is a view looking north at the proposed tower site.

Chairman Allison asked what color the metal on the building would be.

Mr. Raymond replied that it called out as Mesa Tan.

Dennis Bush conveyed concern about the appearance of the gravel access drive being in the city and what it would look like in 5 – 20 years.

Clark Nelson asked if it should be paved.

Mr. Kutter stated that this drive would only be used once or twice a month and he would be maintaining it.

Chairman Allison asked if street trees were not required. He suggested that street trees would improve the site.

Les Mangus said that this site property line is 140 feet from the street.

Don Kimble expressed concern of the appropriateness of a 6-8 foot wood fence for this project. He would propose that masonry fencing be used that is similar to a neighboring fence.

Mr. Kutter stated that the semi-mature trees will be spaced 6 foot on center. The fence will not be visible when the trees are fully grown.

Mr. Raymond explained that this type of tower is designed for future co-locators. If another carrier would be added to this tower there is space within this compound for their equipment.

Ms. Voth Blankenship asked if each additional carrier would have a separate building for their equipment.

Mr. Raymond answered that a separate building would not always be needed as equipment can be set outside. There is currently enough room available on this site for the equipment of 2 additional carriers.

Don Kimble stated that the lot should be designated as the size required for future equipment on the ground rather than moving the fence at a later date to accommodate additional equipment.

Chairman Allison asked if everyone understood the type of trees being used in the landscaping.

Don Kimble described the use of large Red Cedar trees that are being used in the landscaping of a development on 13<sup>th</sup> Street. His preference would be to have 16 trees brought in that are twice as big with a greater survivability rate rather than the smaller 6 foot trees.

Mr. Kutter explained that his goal is to make this site as aesthetic as possible, as early as possible.

*A motion was made by Don Kimble to approve SP-2014-02 site plan for an AT&T Wireless Cellular Tower as presented with the following conditions: 1. Asphalt or concrete driveway., 2. 8ft. masonry or stamped concrete fence., 3. (5) street trees be planted on Central Avenue., 4. (5) street trees planted along driveway., 5. Landscape screening around perimeter of fence to be 60% evergreen, 40% deciduous trees., 6. All plantings are irrigated. Clark Nelson seconded the motion.*

Les Mangus asked if it was expected for the 31 trees to be placed around the perimeter.

Don Kimble said that if the applicant submitted a plan to staff to plant 16 large Red Cedar trees he would prefer that. He tried to make this an option with condition #5 based on Andover City Standards.

Mr. Kutter questioned the necessity for a masonry fence if more or larger screening trees would be used.

Les Mangus stated that the cost for masonry fencing is approximately 10-12 times that of a wood fence.

Don Kimble amended the original motion.

*An amended motion was made by Don Kimble to approve SP-2014-02 as presented with the following conditions: 1. Asphalt or concrete driveway., 2. 8ft. masonry or stamped concrete fence., 3. (5) street trees be planted on Central Avenue., 4. (5) street trees planted along driveway., 5. Perimeter screening trees may be reduced by half if the height is doubled., 6. All plantings are irrigated. Clark Nelson seconded the motion. Motion failed 3/2. Dennis Bush and Clark Nelson opposed.*

*An amended motion was made by Dennis Bush to approve SP-2014-02 as presented with the following conditions: 1. Asphalt or concrete driveway., 2. 8ft. solid wood fence., 3. (5) street trees be planted on Central Avenue., 4. (5) street trees planted along driveway., 5. Perimeter screening trees may be reduced by half if the height is doubled., 6. All plantings are irrigated. Clark Nelson seconded the motion. Motion approved 4/1. Don Kimble opposed.*

**Member Items-**

There were no member items.

*Meeting was adjourned by Chairman Allison at 7:32p.m.*

Respectfully Submitted by

Daynna DuFriend  
Administrative Secretary

Approved this 6<sup>th</sup> day of May, 2014 by the Site Plan Review Committee, City of Andover.