

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
September 2, 2014
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, September 2, 2014 at the Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:02 p.m. Members present were Doug Allison, Don Kimble, Todd Woolsoncroft, Dennis Bush, and Troy Tabor. Others in attendance were Les Mangus Director of Public Works and Community Development, Steve Anderson Asst. Director of Public Works and Community Development, Sasha Stiles City Administrator and Daynna DuFriend Administrative Assistant. Members Nate Hinson and Brandon Wilson were absent.

Review the minutes of the August 5, 2014 meeting.

Dennis Bush made a motion to approve the minutes as presented. Todd Woolsoncroft seconded the motion. Motion carried 5/0.

Communications:

Review the minutes of the July 29, 2014 and August 12, 2014 City Council meetings. The minutes were received and filed.

Review the minutes of the July 15, 2014 Planning Commission Meeting. The minutes were received and filed.

Review the minutes of the July 8, 2014 Subdivision Committee Meeting. The minutes were received and filed.

Review the potential Residential Development Lot Report.

SP-2014-09- Review and approve the site plan for Payday Motors signage and landscape revisions located at 220 W. US Hwy 54.

John Saindon, Ron's Signs Co. was present to represent the application.

Les Mangus stated that due to the proposed signage being larger than the existing signage this application must be reviewed by the Site Plan Review Committee.

Mr. Saindon explained that the change in size was to create a different look from the previous signage.

Don Kimble noted that this larger size is within the signage requirements.

Les Mangus remarked that member Nate Hinson, who was absent due to illness, submitted his comments about the landscape by email. These were presented to the members before the meeting. In order to create a planting bed around the base of the pole sign some of the parking lot would have to be removed due to the location of the pole sign. There is existing landscaping along the lot frontage.

Chairman Allison inquired as to whether the drainage would be affected by the new landscaping.

Les Mangus answered that the drainage does flow towards the curb. The area between the landscape bed and the curb would have to be blocked out to allow for drainage.

Todd Woolsoncroft asked if irrigation was on site and if the top sign would be internally lit.

Mr. Saindon was not sure if irrigation was available. The sign will be internally lit with LED lights.

A motion was made by Dennis Bush to approve SP-2014-09 site plan as presented without landscaping. Don Kimble seconded the motion. Motion was approved 5/0.

SP-2014-11- Review the sketch site plan for a proposed development for Sami Halaseh located at the southeast corner of the intersection of Andover Road and Commerce Street.

Mike Decker and Wes Morgan, Spangenberg Phillips Tice Architecture, were present to represent the sketch site plan.

Les Mangus noted that the applicant seeks Site Plan Review Committee comments on the proposed plan. A final plan will follow for review at a later date.

Mr. Decker explained the site will be developed in an “L” configuration.

Don Kimble asked for details on the grass yard area and suggested looking at the requirements for exterior doorway landings, reviewing the size of the proposed driveway on the south side of the lot and to review the elevations of the building in regards to the existing drainage on the property.

Mr. Decker stated that the grass yard area would remain undeveloped for a possible future additional building.

Mr. Morgan explained that the monument sign will be developed after the building is underway and to be reviewed at a later date. It is projected to be 10 feet tall and 7 feet wide with an LED sign that wraps around taking the messages from one side to the other. Similar materials would be used for the sign that will be used on the building.

The number of required parking spaces and height of parking lot lighting was discussed.

Chairman Allison asked to have the exterior building materials explained.

Mr. Morgan said that a thin sliced limestone would be used with aluminum and glass. A cement board, which has a natural finish, will be used as a rain screen. It is designed to be used as an open-joint rain screen. The metal siding may possibly be a zinc material if budget allows. If approved by owner it will be a green color.

Don Kimble suggested providing a material board with samples of the building materials that will be used in construction.

SP-2014-12- Review and approve the site plan for Shadow Rock, LLC monument signage located at northeast corner of 13th St. N. and Shadow Rock Street.

Dave Neal and Susan Tamplin, Dave Neal and Associates REALTORS, were present to represent the application.

Todd Woolsoncroft asked if there would be any up-lighting used around the sign and for details on the steel lettering to be used.

Mr. Neal replied that LED lighting would be used on both sides of the sign and on the island also. The 20 inch rusty steel letters will be set 1 ½ inches off of the brushed metal beam.

A motion was made by Don Kimble to approve SP-2014-12 site plan as presented. Todd Woolsoncroft seconded the motion. Motion was approved 5/0.

Member Items-

There were no member items.

Meeting was adjourned by Chairman Allison at 6:53p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

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