

**CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
January 6, 2015
MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, January 6, 2015 at 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 Don Kimble, Todd Woolsoncroft, Nate Hinson, Dennis Bush and Troy Tabor. Others in attendance were Les Mangus Director of Public Works and Community Development Jennifer McCausland Asst. City Administrator and Kandace Hunt Administrative Secretary. Brandon Wilson was absent.

Review the minutes of the December 2, 2014 meeting.

Dennis Bush made a motion to approve the minutes as presented. Todd Woolsoncroft seconded the motion. Motion carried 5/0/1 with Chairman Allison abstaining.

Communications:

Review the minutes of the November 25, 2014 Council meeting. The minutes were received and filed.

Review the minutes of the November 18, 2014 Planning Commission meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

SP-2013-005- Review and approve the revised site plan for Casey's General Store located at the southeast corner of 21st Street and Andover Road.

Jeff Laubach of Phelps Engineering was present to represent the application.

Mr. Laubach explained the applicants had been before the committee at its November 2014 meeting and received approval for a flat roof building with the condition of landscaping at the back of the building as well as screening around the trash enclosure. The revised plan shows a brick trash enclosure as well as a four sided brick and EFIS building with a hip roof. Because of these upgrades the landscaping along the backside of the building and trash enclosure has been removed from the plan. Mr. Laubach added that the pylon sign from the original plan had been changed to a monument sign.

Dennis Bush asked if this resubmittal meant everything would need reapproved. Les Mangus said yes.

Don Kimble stated he had a question in regards to the photometric site plan. There is a note that says "future access to rear lot, access to easement", but that is the only place it is shown, all of

the other documents show the road being built now and he wanted to confirm that was correct. Mr. Laubach said it will be completed now.

Don Kimble asked what motivated the revisions after receiving approval at the November meeting. Mr. Laubach said after reviewing the purchase agreement it was discovered that the revisions presented tonight were what was originally decided upon by the developer.

Nate Hinson stated he felt some well-placed trees along the back of the building would help screen electrical panels and CO2 tanks. Don Kimble said he originally felt the same, but after reviewing the plans again he feels like the committee could defer landscaping between the two properties until the next property is developed because of the space that will be available between the property line and the easement.

Chairman Allison asked the applicant to describe the construction of the screening of the mechanical systems on the roof. Don Kimble noted the plan shows 73 inch tall aluminum screening panels. Chairman Allison asked if the panels would be what is seen even though the elevation seems to indicate some framing would be shown. Mr. Laubach said you will see the panels. Chairman Allison asked if the metal railing will be in front of the screening or is the screening attached in front of it. In the renderings it appears that the guardrail is shown in front of the panels. Don Kimble said he feels if the guardrail, panels and shingles are all the same color tone it will not be an issue. Chairman Allison said he agreed, but he would like to understand the relationship between the rail and the screening panels. Mr. Laubach stated he was sure the architect would have more details when applying for construction documents. Nate Hinson suggested requiring the aluminum screening in front of the railing. Chairman Allison agreed saying he would like to make sure the aluminum screening is visible from the exterior.

Troy Tabor made a motion to approve the revisions to SP-2013-05 as presented with the condition of the 73 inch tall aluminum screening be required to be attached to the safety railing and that the safety railing itself be inside of the screen. Don Kimble seconded the motion. Motion carried 6/0.

Member Items- There were no member items.

Troy Tabor made a motion to adjourn the meeting at 6:16 p.m. Dennis Bush seconded. Motion carried 6/0.

Approved this 3rd day of March, 2015 by the Site Plan Review Committee, City of Andover.