

**CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
March 3, 2015
MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, March 3, 2014 at Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Dennis Bush called the meeting to order at 6:00 p.m. Members present were Nate Hinson, Todd Woolsoncroft, Brandon Wilson, and Troy Tabor. Others in attendance, Steve Anderson Asst. Director of Public Works and Community Development, and Mark Detter City Administrator. Doug Allison and Don Kimble were absent.

Review the minutes of the January 6, 2015 meeting.

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

SP-2014-11 Review and approve the revised site plan for Sami Halaseh Development 1034 N. Andover Road.

Architect for the Sami Halaseh development, Mike Decker presented the drawings for five material changes.

- 1) Add two more trees to the landscape
- 2) Trash enclosure material is changed from ¼" thick concrete panels to cedar
- 3) Removing parapets from the back (east side) of the site.
- 4) All doors and windows changed in size. Doors were changed from 3 feet wide by 10 feet tall to 3 feet wide and 7 feet tall. All window sizes are reduced similar to the door sizes and a horizontal frame is added at the 7 foot height. The ¼" thick concrete panel rain screen system is replaced with a stucco / exterior finish system. The exterior finish system will have the same joint pattern as the concrete panels would have. Note the glass curtain wall at the tower is replaced with the stucco exterior finish system. Also the green horizontal metal panel is changed from zinc to a prefinished (painted) metal panel similar in size and color to the zinc system. The side elevations also show material changes that are similar to the front elevations.
- 5) The back elevation is changed to delete the 2'-0" tall stone wainscot and the back parapet. The original intent was to provide a parapet and interior roof drains to and underground drain system. Deleting the parapet included deleting the interior drain system and providing exterior prefinished downspouts that spill into a metal grate covered swale (integrated into the sidewalk) that will allow roof rainwater to surface drain into the existing east drainage way.

Troy Tabor made a motion to approve the changes as submitted, seconded by Brandon Wilson. Motion carried 5/0.

SP-2014-008- Review and approve the site plan for Los Co Cos Mexican restaurant 324 E. Cloud Ave.

The property is legally described as lot four and part of lot five of block one in the Marketplace Commercial second addition subdivision.

Architects Max Christenson and Russell Owens were present to represent the application.

Mr. Owens explained the building is a wood frame structure with stucco exterior with a concrete roof. The back of the building will face Kellogg. The front of the building will face Cloud Avenue. The orientation of the property building is in accordance with the US 54-400 corridor study and the comp plan.

Changes the architects are proposing are sign in the back to match the sign in the front on the building,

Brandon Wilson made a motion to approve SP-2014-008 with two conditions the back barrier wall to be stucco to match the building material and not lattice and the sidewalk grading to meet accessibility code to frontage road seconded by Nate Hinson. Motion carried 5/0.

SP-2015-01 Review and approve the site plan for Sharp Homes Clustered multifamily development at 406 W. Mike Street.

This is a multifamily residential project. Because of the more traditional residential layout of the buildings with attached garages and smaller building sizes arranged around a private loop street the Site Plan Review Committee guidelines do not necessarily apply. No screening or buffering is required between the proposed use and the adjacent single family residents. Lighting is proposed to be individual porch and yard lighting with area lighting at the corners on the private street. The proposed landscaping is sparse. An issue has arisen with platted access control limited to two openings that will have to be vacated to accommodate the proposed three driveways onto Mike Street. A vacation case is in progress.

The applicant, Craig Sharp, requested the site plan review of the construction of fifteen new living units in five buildings for use as rental properties. He stated three trees have been added to the landscape, 2 lamp post lights by trash bays, drainage has been addressed, vacation and set back of the new openings have been brought before Deputy Chief/Fire Marshall Mike Roosevelt and he doesn't see a problem.

Brandon Wilson made a motion to approve SP-2015-01 with partial vacation of access rights to allow 3rd opening seconded by Troy Tabor. Motion carried 5/0

Member Items- There were no member items.

City Administrator Mark Detter gave a little back ground about himself, started in public service in Newton Kansas as code inspector; in 2000 he was the City Administrator of Rose Hill, The financial advisor for Butler County the last five years. He is looking forward to working with Site Plan Committee.

Troy Tabor made a motion to adjourn the meeting at 7:28 p.m. Dennis Bush seconded. Motion carried 5/0.

Approved this 5th day of May, 2015 by the Site Plan Review Committee, City of Andover.