

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
May 5, 2015
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, May 5, 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 Doug Allison, Dennis Bush, Nate Hinson, Todd Woolsoncroft, Brandon Wilson and Don Kimble. Others in attendance, Steve Anderson Asst. Director of Public Works and Community Development, Les Mangus Director of Public Works and Community Development, Mark Detter City Administrator, Zahra Ehtisham Management Intern. Member Troy Tabor was absent

Review the minutes of the March 3, 2015 meeting.

Doug Allison made a motion to approve the minutes as presented. Todd Woolsoncroft seconded the motion. Motion carried 6/0.

Additional item added to the agenda:

SP-2015-03 Adding landscaping improvements to Greene Vision on 135 S. Andover Rd.

Applicant was not present. Les Mangus stated that this was another amendment to the applicants approved landscape plan and was going to add to the existing landscape plan and improve it.

Motion to approve additional item on the agenda made by Don Kimble and seconded by Dennis Bush. Motion carried 6/0.

SP-2015-02 Review and approve the revised site plan for Design Source Interiors 742 N. Andover Rd.

Don Kimble excused himself from the committee to present the project as the Architect in charge of it. He walked through the drawings of the proposed building and showed its dimensions including the clock tower. In addition to that he explained the improvements in landscaping as well. Because of the size of the building the case had gone before the planning commission for rezoning from a B-2 zoning district to a B-3 zoning district. He talked about the parking lot and that the stripes of four small parking spots would be enhanced. He explained that the distance between the back of the building and the east property line and the proposed building was planned to be 20 ft. away as required in the B-3 zoning district. The drainage was discussed and he mentioned that a civil engineer had been brought on board to make sure that the soil was graded to slope to the east to direct the water to the designated easement. He presented a landscape plan and the additions that were going to be made to it. There were going to be improvements in landscape made in the front and back of the building. He showed with pictures, the L shaped plan of the building and the courtyard in the middle. The details of the tiles and awnings were presented in color and the accents of stone and additional landscape were also presented.

He continued that there had been a surface water drainage issue that was relayed to him from the City staff as well as the neighbors. This issue has been addressed with the help of a civil engineer and a surveyor. Historically there has been a drainage issue in this area and Mr. Kimble stated that because of the neglect and lack of maintenance behind the neighboring Dollar General building the water has not been able to drain correctly. Despite the efforts of his civil engineer and surveyor, there is a separate effort needed from the neighboring building to ensure proper drainage to the public easement. He requested that either City staff or property owners, whoever was responsible for the ditch full of debris and trash behind Dollar General should clean it so the water can drain properly.

Steve Anderson commented on the drainage issue and said that all that Don Kimble had presented to the committee regarding the proper flow of water was elevation, and then he asked if there were any additional measures to follow.

A lengthy discussion involving site drainage was held. Don Kimble made a number of detailed representations as to the manner that the site would drain. A significant amount of his comments pertained to the downstream property, namely Dollar General over which there is an easement. He referred to it as a public easement whereas Steve Anderson later referred to it as a private property easement.

Doug Allison pointed out that the water behind the proposed structure would drain eastwards to the concrete wall and maybe a swale should be constructed but Mr. Kimble responded that it was not possible to do that.

Mr. Kimble addressed concerns about the maintenance of the downstream channel with a description that the elevation would take care of the drainage to the east. Steve Anderson wanted substantiation of the various claims Mr. Kimble made. Mr. Kimble responded that he wanted City staff satisfied but he was having delays in getting a response from his engineer. A brief discussion was held regarding the time which the committee should spend on the drainage issue. Anderson asserted that he had the authority to insure drainage requirements were met through City building codes.

Doug Allison suggested that the City engineer would be the ultimate authority on drainage and they would defer to him. Dennis Bush cited his own project and how he had to comply with the drainage requirements to satisfy the City engineer at that time.

Les Mangus mentioned the detailed drainage study that Dollar General performed as part of their site and indicated that additional run off would be discharged from the Design Source Interiors site after development and that that needed to be addressed.

The general consensus at the end of this discussion was that the development engineer and the City engineer would get together to completely resolve the drainage issues.

Don responded that he had passed that information to his civil engineer and hoped that both parties would be on the same page soon but at this time he did not have a response for Steve's question. However it would be solved before construction began.

Doug Allison asked Mr. Kimble about the building materials of the trash enclosure and Mr. Kimble responded that he was previously thinking of a cedar fence material but was now considering to upgrade to the new synthetic composite material as it holds its color better.

The clock tower material and other aesthetics of the building also came into question and Mr. Kimble stated that the clock tower which would be accessorized with stone would be the same on all sides and all gutters and drains would be the same color as the building. He pointed out the lighting accessories on the front of the building as well. The paving was not finalized yet and Mr. Kimble showed detailed pictures of how the fountain would appear to be old world Italian.

There was also a discussion about the landscaping of the project, especially behind the building, to serve as a barrier for the neighbors on the east side. Since the building would be 20 ft. away there was enough space to have an extensive barrier of trees. Concerns were raised about the neighbors having to view a grey concrete wall. Mr. Kimble felt that and the fact that the proposed building was 20 ft. away from the neighbors' fence that was not necessary. Doug Allison commented that there should be two trees per adjoining neighbor so Mr. Kimble should consider planting 10 trees instead of the required 6.

Members had questions about the lighting and the garage door. Mr. Kimble responded that the lighting had already been discussed in the previous Planning Commission meeting on April 4 2015 and the conditions approved for the project were going to be followed. The garage was going to be a 10 ft. glass door.

The fact that the back of the building would not have any light also raised some questions. Although there was no access into the building from the back, it might create some safety issues, hence measures such as motion sensors were discussed.

*Doug Allison made a motion to approve SP-2015-02 with the following conditions;
The clock tower have the same finish on all four sides as verbally described.
That the grading be designed to meet the satisfaction of staff.
That the trash enclosure be made of composite material as verbally described.
That a minimum of 10 trees be placed in the east side, at the back of the building.
Light sensors should be installed at the back of the building.
The final plan for the Patio/Plaza will have to be reviewed by the Committee
Dennis Bush seconded the motion and it carried 6/0.*

Member items- There were no member items

Doug Allison made a motion to adjourn the meeting and was seconded by Dennis Bush. Motion carried 6/0

Respectfully Submitted by

Zahra Ehtisham
Management Intern

Approved this 7th day of July, 2015 by the Site Plan Review Committee, City of Andover.