

**CITY OF ANDOVER  
SITE PLAN REVIEW COMMITTEE  
September 1, 2015  
MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, September 1, 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, Todd Woolsoncroft, Brandon Wilson, Nate Hinson and Troy Tabor. Don Kimble arrived at 6:02 pm.

Staff in attendance were Les Mangus Director of Public Works and Community Development, Mark Detter City Administrator and Daynna DuFriend Administrative Assistant. Member Dennis Bush was absent.

**Review the minutes of the July 7, 2015 and August 4, 2015 meetings.**

*Troy Tabor made a motion to approve the minutes of the July 7, 2015 meeting as presented. Nate Hinson seconded the motion. Motion carried 5/0. (Don Kimble was not present)*

*Todd Woolsoncroft made a motion to approve the minutes of August 4, 2015 meeting as presented. Chairman Doug Allison seconded the motion. Motion carried 3/0/2. Troy Tabor and Nate Hinson abstained. (Don Kimble was not present)*

**SP-2015-07- Review and approve the site plan for a monument sign rehab for YMCA, located at 640 S. YMCA Dr.**

Jeff Brewer, Luminous Neon Sign Company, was present to represent the project application.

Mr. Brewer explained that this project is for monument signage replacement of the sign currently at YMCA Drive and US Hwy 54. The new sign will go on the existing structure. It is smaller in square footage at 181 square feet than the existing at 200 square feet. The small block at the top containing the new YMCA logo will place it approximately 1 foot closer to the North property line. There will not be an electronic messaging center on the sign. A banner grip system will be used consisting of an aluminum extrusion tension kit that will hold digitally printed banners. The banners on this will not illuminate but all other lettering will illuminate. This mandated new logo is going up nationwide at all YMCA's.

Todd Woolsoncroft asked for confirmation of the structure portions that would remain.

Mr. Brewer stated that the pad, footings and the steel structure will remain intact as is. The new sign will be built to sleeve over the top.

*Troy Tabor made a motion to approve SP-2015-07 site plan as presented, seconded by Don Kimble. Motion carried 6/0.*

**Review the sketch site plan for the Andover Street Maintenance Facility, 1606 N. Andover Rd.**

Les Mangus explained this is a preliminary look at the site plan for the new street department shop before the architect submits final drawings to the Site Plan Review Committee for approval next month. This structure is approximately 10,000 square foot consisting of an office, five (5) work bays and a storage mezzanine above the office area. One of the existing buildings will be removed after construction of the new building. It will be constructed using a pre-cast concrete paneled building system with a metal roof at 20 feet in height. The generator enclosure and fuel tank location are yet to be determined.

Mark Detter stated that the architect is looking for the type and style of landscaping the committee would suggest for this site. He asked if there was a precedent for prior city public works projects. At a cost in excess of \$3 million dollars the site should look nice.

Les Mangus noted that the Redbud Trail recently opened has a lot of landscaping adding to this area. East of the property is the 13<sup>th</sup> Street Sports Park and a solid, mature hedgerow of trees. Along the north is the Kansas Turnpike elevated 30-35 feet above the site. This site has been the location of the wastewater plant and the city maintenance facility since 1957. The new location of the sewer plant built in 1995 was completed before the Site Plan Review Committee was created.

Brandon Wilson posed the question whether it would be worth the money spent in landscaping when this property is only visible from the Redbud Trail. This money could be better spent in other areas. It would be more important that the yard is maintained and kept clean. He asked what this area is zoned as.

Les Mangus added that there is not much that could be done along the Turnpike due to the elevation difference. Some of the trees along the Redbud Trail have not been planted yet. That work is scheduled for this winter. This site is zoned as I-1 Industrial. Currently there are no landscape requirements for this type of zoning.

Chairman Allison asked how tall the native grass is.

Les Mangus said that this grass is kept mowed. Along the Redbud Trail adjacent to the fence will be allowed to grow to 12 inches. There are also some wildflowers in this grass area.

Troy Tabor and Don Kimble agreed that there is not a point in spending the money landscaping.

**Member items-**

Don Kimble mentioned that there is a small dumpster in the driveway by the Spaulding Restaurant.

There were no further member items.

*Chairman Allison adjourned the meeting at 6:26 p.m.*

Respectfully Submitted by

Daynna DuFriend  
Administrative Assistant

Approved this 6<sup>th</sup> day of October, 2015 by the Site Plan Review Committee, City of Andover.