

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
October 6, 2015
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, October 6, 2015 at Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Dennis Bush called the meeting to order at 6:01 p.m. Members present were Dennis Bush, Brandon Wilson, Nate Hinson and Don Kimble.

Staff in attendance were Les Mangus Director of Public Works and Community Development, Mark Detter City Administrator and Daynna DuFriend Administrative Assistant. Members Doug Allison, Todd Woolsoncroft and Troy Tabor were absent.

Review the minutes of the September 1, 2015 meeting.

Don Kimble made a motion to approve the minutes of the September 1, 2015 meeting as presented. Nate Hinson seconded the motion. Motion carried 4/0.

SP-2015-08- Review and approve the site plan for Andover Street Maintenance Facility, 1606 N. Andover Rd.

Dan Wilson, GLMV Architecture, was present to represent the application.

Mr. Wilson explained that this proposed structure is to be 10,200 sq.ft. When completed the existing shop building will be removed keeping the concrete foundation and stem walls to be used for future sand storage. The other existing structure will stay intact. The walls of the structure will be a pre-cast concrete material with metal joists and deck, a standing seam metal roof, metal flashing and metal gutters. These are long lasting, low maintenance materials. The building will be positioned on site to allow for future expansion on either end.

Nate Hinson questioned why the existing building would be taken down. And asked if there would be any signage.

Brandon Wilson asked if there would be any reason to keep the building.

Les Mangus stated that it is a 35 years old, corrugated metal building that leaks. The 4 foot stem walls will be used to contain sand. This will put it closer to the area where the salt is stored and mixed for snow and ice. The building has low doors and is basically obsolete.

Mr. Wilson said there would be no exterior signage.

Dennis Bush noted that as there are no residential neighbors, there are not a lot of reasons for objections.

Don Kimble made a motion to approve SP-2015-08 site plan as presented, seconded by Brandon Wilson. Motion carried 4/0.

The committee discussed corrosion resistance of the steel to be used in the structure and lighting on the exterior of the building.

SP-2015-05- Review and approve revised monument and wall signage for Sami Halaseh, 1034 N. Andover Rd.

Chuck Feik, Ron's Sign Company, was present to represent the application.

Mr. Feik explained that this request is for a taller monument sign at 18 ft. 6 in. and larger wall signage on the building.

Les Mangus added that the Board of Zoning Appeals granted a variance for both a larger monument sign and larger wall signage.

Brandon Wilson suggested that the street address be raised on the base of the monument sign to be visible.

Mr. Feik replied that the base will be taller than the previous design submitted, thus elevating the address numbers and that the building will also have numbers on it.

Don Kimble stated that he does not agree with the Board of Zoning Appeals and feels the sign and the letters on the building are too big.

Brandon Wilson asked what is driving the size of the monument sign and how was the height of 18'6" determined.

Les Mangus said that this is a 5-acre lot with over 300 feet of frontage. Monument signs are limited to 10 feet in height. And noted that every variance granted during a public hearing is considered on a case by case basis.

Mr. Feik said that the sign was designed to be in proportion to the size of the building.

Dennis Bush questioned the signage allowances for any future businesses at this site.

Dennis Bush made a motion to approve SP-2015-05 site plan as presented, seconded by Brandon Wilson. Motion carried 4/0.

Member items-

Don Kimble mentioned that the approved trees have not been planted around the base of the cell tower on Central.

There were no further member items.

Dennis Bush adjourned the meeting at 6:29 p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Assistant

Approved this 5th day of January, 2016 by the Site Plan Review Committee, City of Andover.