

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
March 1, 2016
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, February 2, 2016 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 Troy Tabor, Brandon Wilson, Todd Woolsoncroft and Don Kimble. Member Dennis Bush arrived at 6:01 p.m. Member Nate Hinson was absent.

Staff in attendance: Les Mangus Director, of Public Works and Community Development; Steve Anderson, Assistant Director of Public Works; Mark Detter, City Administrator and Daynna DuFriend, Administrative Assistant.

Review the minutes of the February 2, 2016 meeting.

Don Kimble made a motion, seconded by Todd Woolsoncroft, to approve the minutes of the February 2, 2016 meeting as presented. Motion carried 6/0.

SP-2016-03- Review for approval the site development and landscape design intent for Andover Sport Center – Phase 2 Expansion located at 640 S. YMCA Drive.

Robert Love, SJCF Architecture and Monica Palyash, MKEC Engineering, were both present to represent the application.

Mr. Love explained that the existing site is developed with the entrance drive off of Yorktown. And the existing parking lot will be extended to the west and southwest of the new addition. Landscape islands and light poles will have similar spacing and height as in the existing parking lot. A portion of the detention area will be filled in and graded, reducing its size. The storm water pipe will be extended south of the new detention area.

Ms. Palyash noted that there are enough existing handicap parking stalls from the original building to cover this new area. The sidewalk will be continued to Yorktown. Low maintenance plantings will be used to landscape.

Chairman Allison asked if this would be a dry detention area.

Ms. Palyash replied that the grading will create a circular sump area that will be lower in its center with drainage to the south.

Mr. Love added that currently there is water in this area.

Steve Anderson asked for further detail on the submerged drainage pipe and trap.

Ms. Palyash explained that the pipe leading to the drainage pond will be set at a lower elevation than the existing land at approximately three feet. The water will go into a manhole type structure that will hold water. An agreement will be signed with the YMCA requiring regular cleaning of any built up silt.

Steve Anderson and Les Mangus asked that the mentioned agreement, when obtained, be submitted to staff for presentation to the City Council.

Les Mangus inquired as to when the sidewalk would be extended out to Yorktown.

Mr. Love stated that as unknown as this time. The intent has been that as the site is developed to the west the sidewalk would be extended to make that connection. Something could be done to allow access more readily off of Yorktown.

Brandon Wilson noted that the drawing shows that there is a sidewalk along Yorktown now and recommended that a wider sidewalk leading to the buildings be considered.

Don Kimble made a motion, seconded by Troy Tabor, to approve SP-2016-03 site development and landscape design intent as presented. Motion carried 6/0.

Cases SP-2016-05 and SP-2016-06 were moved up on the agenda as the applicant for SP-2016-04 was not present.

SP-2016-05- Review for approval the site plan for Dunkin Donuts, located at 321 S. Andover Road.

Doug Day, contract purchaser/franchisee, was present to represent the application.

Mr. Day explained that with approval from the Planning Commission allowing for a drive-thru for the Dunkin Donuts restaurant this application is for additional landscaping to be installed in the back near the menu-board area. There is an existing eight foot sound proof wall behind the building.

Todd Woolsoncroft observed that exterior building improvements consisted of additional bollards, painting the existing awnings and additional landscaping.

Mr. Day added that with the drive-thru window addition there will also be additional signage.

Les Mangus said that when he examined the building there appears to be an area on the exterior wall already planned for a drive-thru window.

Chairman Allison inquired as to the color of the existing awnings.

Mr. Day said they are brown. Dunkin Donuts uses the color orange.

Dennis Bush expressed concern of the level of noise from the speaker with houses adjacent to this property.

Les Mangus explained the discussion at the Planning Commission meeting and that the Commission was assured the new two-way communication systems could not be heard beyond the car when ordering. There are words in the zoning ordinance about control of the volumes and decibel levels.

Don Kimble made a motion, seconded by Dennis Bush, to approve SP-2016-05 site plan as presented. Motion carried 6/0.

SP-2016-06- Review for approval the site plan for a storage out-building located at St. Vincent de Paul Catholic Church, 123 N. Andover Road.

Mike Seiwert, architect and Father Kent Hemberger, St. Vincent de Paul Catholic Church were both present to represent the application.

Mr. Seiwert explained that this structure will be hidden from the south and east by the existing church building. Evergreens along 1st Street will block the view from the north. Drainage will be minimal due to the small size of the proposed building. The metal siding will be white to match the roof of the church. It will not be heated, cooled or have electricity and will be used to house tables and chairs only.

Brandon Wilson asked how close the building would be to the existing well and what the restrictions were in Andover.

Les Mangus said that wells are governed by KDHE.

Father Kent Hemberger said that the well was only used for landscape irrigation.

Chairman Allison asked if this was a wood framed building.

Father Kent Hemberger answered that it will be a wood framed, metal clad building.

Don Kimble made a recommendation to set the concrete building pad up as high as possible.

Don Kimble made a motion, seconded by Brandon Wilson, to approve SP-2016-06 site plan as presented. Motion carried 6/0.

SP-2016-04- Review for approval the site plan for Sherwin Williams metal building addition, located at 630 E. 13th Street.

Les Mangus stated that the applicant was not present and that the submitted application was not complete. Communication with the applicant has been limited.

Chairman Allison asked what the building use would be and if it would be a separate building.

Les Mangus said that there is an air compressor type machine that compresses air. Nitrogen is then extracted from that air. The compressed nitrogen is stored in a tank then pumped to the factory and used in the sealing of paint cans. The nitrogen is a vapor, not liquid. The applicant said the compressed nitrogen is not hazardous but nothing written to that effect has been submitted.

Troy Tabor asked if this was considered hazardous.

Brandon Wilson stated that given the proximity to the existing building, this is an issue if it is a hazardous situation.

Steve Anderson said that it would be a separate building and explained that two weeks ago both the architect and contractor were given notice to produce a code compliant set of building plans.

Don Kimble expressed concern that this was noted as being a storage building.

*Don Kimble made a motion, seconded by Dennis Bush, to table SP-2016-04 site plan until the representative can appear before the Site Plan Review Committee and address the issues of:
1. Functions of building and equipment., 2. Building color., 3. Building use. Motion carried 6/0.*

Member items-

There were no member items.

Adjourn

Chairman Allison made a motion to adjourn. Troy Tabor seconded the motion. Motion carried 6/0.

Chairman Allison adjourned the meeting at 6:35 p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Assistant

Approved this 7th day of June, 2016 by the Site Plan Review Committee, City of Andover.