

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
January 3, 2017
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, January 3, 2017 at Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:02 p.m. Members present were Chairman Allison, Dennis Bush, Don Kimble, Phil White, Brandon Wilson, Todd Woolsoncroft, and Nate Hinson.

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

Review the minutes of the October 5, 2016 meeting.

Dennis Bush made a motion, seconded by Don Kimble, to approve the minutes of the October 5, 2016 meeting as presented. Motion carried 7/0.

Mark Detter, City Administrator, explained that the Mayor is appointing a committee to help design the Central Park amphitheater. An appointment from the Site Plan Review Committee is being requested and suggested former Mayor Dennis Bush. Committee member Dennis Bush accepted.

SP-2016-22- Review for site plan approval for a new construction building by SA Holdings / Simpson Construction, located at 345 N. Andover Rd., Andover, Kansas.

Trevor Wooten and Daniel Jordan with Baughman Company, PA were both present to represent the application.

Mr. Wooten explained that he was asked at the last minute to attend this meeting and could answer any questions regarding the landscape architecture and the site and civil engineering portions. This structure will be some form of a lending institution with related parking and circulation.

Don Kimble asked if the listed comments from Les in an email to Stan Shelden have all been addressed.

Les Mangus said that they have been and explained that a revised set of plans had been submitted.

Brandon Wilson inquired about any environmental concerns where the old gas station was on this property.

Stan Shelden, Shelden Architecture, was present to represent the application and arrived after the meeting began.

Mr. Shelden explained that there were concerns, however, as far as they know all has been mitigated. This is typical with tank removal. They were advised to remove extra dirt and replacing with new. This has been completed.

Don Kimble asked if proper compaction was done.

Mr. Shelden stated that a geo-tech was hired to do borings and check the compaction. These reports are not back yet.

Les Mangus noted that the new building will not be constructed above the location of the tanks.

Don Kimble also suggested a review of the southwest corner of the building as it appears to be on the back of the curb and could possibly be struck by traffic in the drive. Possibly having more curbing, or put a 45-degree angle on the building or installing bollards could protect the building.

Mr. Shelden said that a larger radius was used on the corner than what is required but this will be looked at.

Brandon Wilson asked if shrub landscaping was not required along Andover Road and if having only sod was acceptable.

Les Mangus said that sod was acceptable and the required street yard landscaping between the building and the driveway rather than at the sidewalk as seen at other buildings.

Chairman Allison question as to why low plantings were not being installed along the street.

Mr. Jordan stated that underground utilities are located in that area.

Mr. Shelden added that it was mainly an aesthetic decision to not have additional plantings along that side as there would be no parking or vehicle headlights in that area.

Nate Hinson inquired about a trash enclosure.

Mr. Shelden said that all material is removed by a private party due to confidentiality issues with banking.

Chairman Allison asked for a description of the building materials to be used and if roof top mechanical equipment would be used.

Mr. Shelden explained that the primary material on the building will be brick and cut stone. An accent feature wall that will go through the front of the building from the vault at the back of the building. A small amount of EIFS will be used at the sign band and the color will match that of the cut stone. The storefront will be a dark bronze colored metal. The coping cap will also be dark bronze in color. A masonry starter coarse will be used at grade for approximately eight inches to keep the cut stone above the soil. The glass will be a bronze tinted color and the roof top units will not be visible.

Dennis Bush asked where the monument sign was being moved to.

Mr. Shelden said the sign will be a few feet outside of the vision triangle as noted on the revised building plans. The sign was in the vision triangle on the original plans.

Nate Hinson asked if a residential zone was west of this property and if there was concern about parking lot lighting. And noted that the light poles appeared to be very close to the curbing on the drawing.

Les Mangus stated that it is a multi-family district and the garages are nearest to the property line.

Mr. Shelden explained that the light poles to be used would be 17 feet and under the allowed height.

Brandon Wilson asked if there was a queuing standard for banking facilities.

Les Mangus noted that the City of Andover has not adopted a queuing standard.

Mr. Shelden said that three is the normal for Wichita.

Chairman Allison suggested looking at neighboring properties along Andover Road to see if the addition of lower plantings along the east property line would be appropriate.

Nate Hinson asked if the signage would be reviewed at a later date.

Mr. Shelden explained that the dimensions of the signage was listed, however, as the applicant does not wish to make the business name public at this time that information was not be shown. The specifics will be provided at a later date.

Les Mangus added that the monument dimensions shown were considerable less than what is allowed. Without letter dimensions the wall signage could not be calculated.

Brandon Wilson made a motion, seconded by Don Kimble to approve SP-2016-22 site plan as presented. Motion carried 7/0.

Review and approve 2017 Site Plan Review Committee meeting calendar.

Les Mangus explained that the July meeting date was moved to Thursday, July 6th due to the July 4th holiday.

Don Kimble made a motion, seconded by Dennis Bush to approve the 2017 Site Plan Review Committee meeting calendar. Motion carried 7/0.

Member items-

Dennis Bush asked about the new construction at Highway 54 and Onewood.

Don Kimble stated that the LED signage at the church on Andover Road was very bright and feels that the substation at Andover Road and 13th Street needs to put new slats in the fencing.

Brandon Wilson noted that the new lighting on Andover Road looked very nice.

Adjourn

Dennis Bush made a motion, seconded by Don Kimble to adjourn. Motion carried 7/0.

Chairman Allison adjourned the meeting at 6:41 p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Assistant

Approved this 7th day of February, 2017 by the Site Plan Review Committee, City of Andover.