

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
October 4, 2016 / October 5, 2016
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, October 4, 2016 at Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Members present were Dennis Bush, Brandon Wilson and Phil White. Members Doug Allison, Todd Woolsoncroft, Nate Hinson and Don Kimble were not present.

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.

Due to a lack of quorum this meeting is to be continued at 5:00pm, Wednesday, October 5, 2016.

The Site Plan Review Committee met for a rescheduled meeting on Wednesday, October 5, 2016 at Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Dennis Bush called the meeting to order at 5:03 p.m. Chairman Doug Allison then presided over the meeting. Members present were Chairman Allison, Dennis Bush, Brandon Wilson and Phil White. Members Todd Woolsoncroft, Nate Hinson and Don Kimble were not present.

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 September 6, 2016 meeting.

Dennis Bush made a motion, seconded by Phil White, to approve the minutes of the September 6, 2016 meeting as presented. Motion carried 4/0.

SP-2016-04- Review for site plan approval of the new Nitrogen Generator Building at the Sherwin Williams Plan, located at 630 E. 13th Street, Andover, Kansas.

Ben Walter, Howard and Helmer Architecture, was present to represent the application.

Mr. Walter explained that the structure is a pre-engineered metal building, approximately 70 feet x 35 feet. It is located north of the existing manufacturing plant on their property, between existing elevated tanks. This location works well due to existing pipe racks that run from the tanks and the locations in the building where piping will be run for manufacturing processes. It is in an area that requires fire rating for adjacent buildings. This structure will have a 2-hour separation on all sides. The east door will be just out of range and will not need to be fire-rated. All other entrances will be fire-rated. The purpose of this structure is to protect the nitrogen generator from weather. It is not intended to have any storage with signs posted indicating no storage. The structure will be placed in the middle of the shipping and receiving yard and will

not be visible from any roads. The footings are in place and they are working with the city due to this work being done without prior approvals or permits. Howard and Helmer is involved to work on these issues.

Brandon Wilson asked if this would be a metal building and how the 2-hour rating would be obtained and if sprinklers would be required.

Mr. Walter replied that it would be a pre-engineered metal building. UL listings will allow additional girts to be used with furring strips and hat channels along either side to reach the 2-hour rating. Two layers of gypsum sheathing under a metal panel on the exterior with two layers of drywall under a metal liner panel on the interior will be used for the walls. Sprinklers are not required for this structure. It has no hazard rating as it is only a mechanical building. The rating for the walls is being driven by the H3 rating on the existing factory and tanks. A nitrogen generator is completely inert with only the possibility of an oxygen rich exhaust requiring the exhaust to then be elevated. They do have mechanical engineers to review and address this issue.

Chairman Allison asked if this project has been through the plan review process.

Mr. Walter said that they are awaiting a decision from the Site Plan Review Committee. They are working with Steve Anderson on code issues and details to then submit their plans for review.

Phil White made a motion, seconded by Dennis Bush to approve SP-2016-04 site plan as presented. Motion carried 4/0.

SP-2016-18- Review for site plan approval of the new Myers Automotive, located at 936 N. Andover Rd., Andover, Kansas.

Jim Albertson, Albertson Associates, LLC, and Chris Myers, owner, were present to represent the application.

Mr. Albertson explained that this project is an automotive service center with a drive-thru inspection bay and eight service bays for auto mechanics. This will be a pre-engineered steel building with architectural panels on the front side.

Dennis Bush asked if the coloring in the submitted design were the actual colors to be used.

Mr. Albertson replied yes and presented samples of the blue metal and silver metal proposed to be used as shown on the drawings.

Phil White asked for details of the monument sign noted on the plans and if the flagpole shown on the plans would be installed.

Les Mangus noted that signage details were not included in the submitted plans.

Mr. Albertson stated that the sign is currently being designed. It will be approximately 18-20 foot tall with an LED. There will be a flagpole installed.

Dennis Bush asked if the landscaping along the front would be a flat landscape and where the trash enclosure would be located and if more than normal trash collection would be anticipated.

Chairman Allison asked if only one container was required and if other materials and fluids would be stored inside until removed.

Mr. Albertson said the grading would be flat with the trash enclosure at the north east end corner of the paved parking lot. Wood screening would be used around the trash enclosure for normal trash. Only one container is required.

Mr. Myers added that other materials and fluids would be kept inside the building until disposed of.

Brandon Wilson asked if the parking lot would all be five-inch concrete with an alternate to thicken areas. He recommended having 30 feet of eight-inch concrete or asphalt in front of the trash enclosure for the large trash trucks.

Mr. Albertson stated that there is an alternate to use asphalt on the parking lot although they would prefer to have a concrete parking lot. He agreed with the suggestion of 30 feet of eight inch and said this would be included in the plans.

Chairman Allison inquired as to what type of roof top units would be used on the project and if the front panel was a rain screen or would it be watertight and what would be the profile of the panel in the background at the shop portion of the building.

Mr. Albertson said that small roof top units would be used and should not project very much above the roof line on the front portion. The back panel will be a standard PBR panel. The blue accent panels at the rear of the building intended for signage are to be determined if they will be kept as designed.

Brandon Wilson asked what the front panel would consist of and if the location for the transformer was determined by Westar and also if there would be a concrete wall.

Mr. Albertson said that it would be a composite material and will be watertight. The transformer location will be out of the traffic lane. There is an existing concrete wall off of the site.

Dennis Bush asked if the signage had been calculated.

Les Mangus said that nothing is being submitted for signage with this application. That will be submitted separately.

Brandon Wilson asked if they planned to have any outdoor storage of tires or any other materials.

Mr. Myers stated that there may be some outdoor tire storage but will plan to have the area screened and it would be located at the back of the building near the trash enclosure.

Dennis Bush made a motion, seconded by Brandon Wilson to approve SP-2016-18 site plan as presented with the following condition: 1. Any outdoor storage to be screened. Motion carried 4/0.

Member items-

Adjourn

Phil White made a motion, Chairman Allison seconded the motion to adjourn the meeting. Motion carried 4/0.

Chairman Allison adjourned the meeting at 5:34 p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Assistant

Approved this 3rd day of January, 2017 by the Site Plan Review Committee, City of Andover.