

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
April 4, 2017
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, April 4, 2017 at Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Dennis Bush called the meeting to order at 6:02 p.m. Members present were Dennis Bush, Don Kimble, Clark Nelson, Brandon Wilson, Nate Hinson. Chairman Doug Allison and Todd Woolsoncroft were not in attendance.

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

Review the minutes of the March 7, 2017 meeting.

Clark Nelson made a motion, seconded by Don Kimble, to approve the minutes of the March 7, 2017 meeting as presented. Motion carried 5/0.

SP-2017-03- Review for approval of the site plan for The Mapleton Assisted Living Center, located at 1503 W. Central Ave., Andover, Kansas.

Don Kimble recused himself from discussion due to business relations.

Jerry Dieker, North American Buildings Inc., agent to the applicant was present to represent the application.

Mr. Dieker stated that they have tried to accommodate everyone. The developer has been very lenient and cooperative to make this a good project that will fit in with the community. The biggest objection at the meeting last month was the exterior appearance. This revised building design contains details found in many of the neighboring homes without making it look like a house. Shutters were added and siding that gives a shingle appearance will be used. Exterior colors to be used are earth tones in light gray and tan. The placement of these colors may be switched between the two buildings to create a difference in them. The roof will have a weathered wood architectural shingle. Stone and brick details will remain the same with the stone being used on the majority of the building exteriors. Dormers have been added and false windows were also added at the back and one on the building fronts for symmetry. Front columns were changed from a colonial design to a wood post with corbels. The same materials will be used on both buildings. One of the buildings will be approximately 24 feet longer than the other. The rear fence has been changed to an 8-foot wood fence and pine trees will be placed on the pipeline easement where the wood fence cannot cross. Maple trees will be placed along the rear fencing.

There was discussion concerning the trees and debris currently in the drainage way on the adjacent property and the possibility of flooding if not removed.

Les Mangus explained that a sanitary sewer line will need to be extended across the south end of the adjacent property owned by Kutter Veterinary in the drainage way. A lot of the trees will be removed with that project.

Dennis Bush asked if the sewer line project corrected the drainage issues and who is required to maintain the drainage way.

Les Mangus replied that it will help. This site is only approximately 1% of the drainage area. Over 200 acres upstream from this property is what causes the flooding of 159th Street. A minute change in impervious surface will not have a great effect on that floodway. Even what is downstream can effect this area according to a report done in the 1990's. The maintenance of that drainage way is the responsibility of the property owner. After the sewer line is put in the trench line will be compacted and re-grassed with erosion control measures.

Mr. Dieker stated that this is unfortunately an additional expense the owner did not expect.

Steve Anderson pointed out that the trees may not have an adverse effect on this property because there is a FEMA floodplain and this project is outside of that area. These buildings will be elevated considerably more than one foot above the 100-year water surface. For clarification, those trees do not have an impact on this particular property or structure.

Dennis Bush asked staff if there would not be any liability to the City of Andover.

Steve Anderson said that in a FEMA floodplain he does not have issues with the impact of this development on downstream drainage.

Mr. Dieker added that they did make additional grading changes to make sure the water will flow directly into the drainage way to ensure water would not flow to other properties. Other changes include moving the building 5-6 feet to the North to be out of the gas line area and the trash dumpster was moved away from the building. This also allows for the 150 feet fire lane access that is needed. Landscaping will be added around the dumpster. The cement between the buildings was extended allowing fire trucks access to the rear of the buildings. The electrical transformers are within the required 10 feet of a paved area for Westar to have access.

Brandon Wilson asked if the design of the monument sign would remain the same.

Mr. Dieker answered that the trim color will change to match that of the buildings but the design will be the same.

Dennis Bush asked what material would be used for the trash enclosure.

Mr. Dieker said that it will be cedar and it will have gates. Shrubs will be placed around it.

Brandon Wilson recommended that the cedar fence of the trash enclosure either be painted or stained to match the trim on the building.

Clark Nelson commended Mr. Dieker for working with the neighbors to create a much nicer product.

Ryan Zink, 1406 Chaumont Cir., Chateauroux homeowner, expressed similar commendation and stated that Mr. Dieker has been very reasonable to work with. Their primary concern and the request for a taller fence and trees was due to lights and siren noise from emergency responders using the driveway between the buildings. There also remains concern, among those specific property owners on the north side of that neighborhood, that there will be potential adverse effects from the drainage.

Mr. Dieker stated that the developers' opinion is that this property does not affect anything downstream. He is not willing to put this in writing because of any legal ramifications that could occur.

Dennis Bush asked if a hydrology study has been done on this property.

Mr. Dieker replied no.

Les Mangus said that FEMA has studied this channel multiple times. The last was in 2009. Staff observed the flooding last year and feel that the map is fairly accurate based on the conditions seen.

Mr. Zink said that the engineers have not been willing to express any sort of assurances to the neighborhood.

Les Mangus said that staff have spoken with the applicant's engineers and added that the Chateauroux drainage has its own swale that leads the water out to 159th Street. The water from Chateauroux and this site are not connected, there is 200 feet between them.

Nate Hinson made a motion, seconded by Clark Nelson, to approve SP-2017-03 The Mapleton Assisted Living Center as presented. Motion carried 4/0.

Member items-

Don Kimble expressed concern for the amount of parking available at the Los Cocos Restaurant.

Clark asked if the 8-foot fence on this project would be allowed.

Brandon Wilson inquired about the new Central Avenue school crosswalk.

Adjourn

Dennis Bush adjourned the meeting at 6:41 p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Assistant

Approved this 2nd day of May, 2017 by the Site Plan Review Committee, City of Andover.