

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
June 6, 2017
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, June 6, 2017 at Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Chairman Allison called the meeting to order at 6:00 p.m. Members present were Chairman Doug Allison, Dennis Bush, Todd Woolsoncroft, Nate Hinson, Clark Nelson, Brandon Wilson and Don Kimble.

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

Review the minutes of the May 2, 2017 meeting.

Dennis Bush made a motion, seconded by Clark Nelson, to approve the minutes of the May 2, 2017 meeting as presented. Motion carried 7/0.

SP-2012-05- Review for approval of the site plan for Revelation Ministries Christian Church, located at 414 S. Onewood Dr., Andover, Kansas.

Chairman Allison recused himself from the committee due to business relations.

Bill Johnson, Evans Building Co., Inc. and Doug Allison, TEAM Architecture, agents for the applicant, were both present to represent the application.

Mr. Allison presented additional project drawings to committee members showing eye level views of the proposed building with mature landscape. He explained that at the last Site Plan meeting this project was approved with several conditions. One condition was for additional stone to be installed at wainscot height on the south and west sides and another condition was to add EIFS material above the stone on the south wall. Calculations indicate that the additional cost for that work would be approximately \$70,000 – 75,000 dollars. They did try to incorporate items discussed at the preliminary meeting such as the dormers, additional EIFS on south face and curved features to the bays on the east and west sides. He had pointed out at the last meeting that the landscaping was above and beyond requirements in an effort to help break up views of the building. This is the reason for the project views from Onewood and Kellogg presented today. They feel that the landscaping does do a good job of limiting the overall view of the building, helping to break it up. A majority of the additional stone being requested would not really be seen. They are asking for a reconsideration.

Mr. Johnson added that they would also like to have phase 2 of this plan approved so that if the applicant is able to sell their existing church they will continue with the phase 2 addition.

Don Kimble asked how phase 2 would affect the landscaping.

Mr. Johnson said that it does not and noted that with these additional costs they would be close to the cost of the original project approved. Constructing the original approved design is their other option but they feel that this design is better than the original approved design.

Brandon Wilson asked if costs have been reviewed on the difference between the absolute minimum landscaping required versus what is being proposed.

Mr. Johnson answered that they had not because they always propose a full-blown landscape plan. Dr. Sanders is trying to be a good neighbor and is in agreement with this landscape plan.

Clark Nelson asked if staff was in agreement with this plan.

Les Mangus stated that there is no change from the last plan presented. They are providing these street level views so that the committee has a more accurate depiction of the effect that the landscape has.

Dennis Bush asked what the length of time would be for the trees to reach the sizes shown in the pictures.

Mr. Allison answered approximately 10 years.

Don Kimble made a motion, seconded by Clark Nelson, to approve SP-2012-05 Revelation Ministries Christian Church as presented. Motion carried 5/1. Brandon Wilson opposed.

Nate Hinson mentioned the concerns that Brandon Wilson brought up in a previous meeting about the exterior façade and asked if this was enough of an upgrade for the metal building.

Brandon Wilson replied that in his opinion it is not. The ornamental trees will be 10-12 feet tall in 10 years and the building is probably 30-40 feet tall, so the metal panels will always be exposed whether looking from Onewood or Kellogg. He appreciates the renderings showing the mature trees but feels that there is a trade off between applying the additional money to the building per committee requests versus landscaping. Landscaping is expensive and can always be added in the future. With no landscaping in front of the building to screen, the metal panels will be very exposed.

Don Kimble said he felt the applicant has exceeded their original presentation and the building is much nicer. They have done a good job with this.

Chairman Allison rejoined the committee.

SP-2015-02- Review revisions for approval to the approved site plan for Design Source Interiors, located at 742 N. Andover Rd., Andover, Kansas.

Don Kimble recused himself from the committee due to business relations.

Don Kimble, architect and agent to the applicant was present to represent the application.

Mr. Kimble explained that in the original design the building was 10 feet from the east (rear) property line. With a zoning change the setback in the rear yard was changed to 20 feet. A result of this change was the loss of 10 feet in the courtyard and the breezeway between the new and existing buildings. The owner is wanting to make the following revisions: 1. Omit the two large windows on the north wall., 2. Replace the stone accents on the gabled element around the windows to be removed with a colored EIFS., 3. New paving design with drains in the courtyard between the buildings., 4. Decorative fountain moved from phase 2 to phase 1 and omit the two proposed decorative light poles in the courtyard area.

Dennis Bush stated that this is a well-designed building and did feel that these changes wouldn't have any effect on the design.

Dennis Bush made a motion, seconded by Nate Hinson, to approve the requested changes to SP-2015-02 Design Source Interiors as presented. Motion carried 6/0.

Don Kimble rejoined the committee.

SP-2017-11- Review for approval of the site plan for Meritrust Credit Union, located at 610 E. Cloud Ave., Andover, Kansas.

Robert Seacat, Meritrust Credit Union, applicant, was present.

Ryan Ott, MKEC Engineering, agent to the applicant, was present to represent the application.

Mr. Ott explained that this proposed structure is approximately 3,800 sq.ft. The parking lot will be asphalt with concrete under the drive-thru and will have 24 parking stalls. The grading of the site flows from the northeast to the southwest. The water drainage will be in this natural drainage pattern. They will be connecting into the existing storm drain inlets along Cloud Avenue. All of the utilities for the building enter at the northwest corner. This plan shows a proposed fire hydrant, but the Fire Chief he does not think that it is necessary as there is an existing hydrant across the street on Cloud Avenue. Landscape plantings to be used will be mostly drought tolerant varieties and will match plantings used in the roundabout on Cloud Avenue. There will be seven shade trees and two ornamental trees. He presented a proposed material sample board for review.

Brandon Wilson asked if there would be a monument sign along Kellogg or just on Cloud Avenue and also if there would be provisions for cross lot access to the east since there is access shown to the west.

Mr. Ott answered that there will only be signage on Cloud Avenue.

Les Mangus said that this is two platted lots and cross lot access to the east could be done if they would want.

Clark Nelson asked if they have built any other buildings similar to this.

Mr. Seacat answered that this is the first. They are looking to use some variation of this design for three different sizes of buildings. They are hoping for a lot of growth at this site and so will be one of their larger buildings.

Nate Hinson asked if they would be using roof top units.

Mr. Seacat said that because of the interior ceiling design and the layout a Variable Refrigerant Flow (VRF) system will work better. There will be one exterior VRF unit.

Brandon Wilson asked if the unit would be on the ground or on the roof.

Mr. Seacat said that it will be on the ground unless they are told otherwise.

Nate Hinson stated that if the unit is on the ground it needs to be screened.

Don Kimble made a motion, seconded by Nate Hinson, to approve SP-2017-11 Meritrust Credit Union as presented with the following conditions; 1. Any HVAC mechanical equipment that is placed on the ground is to be screened and landscaped. Motion carried 7/0.

SP-2017-15- Central Park Amphitheater design, Jeff Best PLA, LK Architecture, Inc.

Nate Hinson recused himself from the committee due to business relations.

Jeff Best, LK Architecture, Inc. presented the project design.

Mr. Best explained the setting of the amphitheater in the park and its connection to the existing lodge building. There will be a small entrance plaza with signage to be determined. Since there was not a lot of grade to work with to create a true bowl they pushed back the sloped portion creating a flat surface in front of the stage. Concrete will be used in that area and for the isle walkways. Steps will be though the front at the stage that could accommodate choirs or weddings. The panels inside and at both sides will pivot and assist in projecting sound out toward audiences. A service court will be at the back with a dock to accommodate three vehicles.

Electrical service panels and a hydrant will also be in the back. Existing storm sewer lines will be reworked with additional lines installed.

Chairman Allison asked what would be done with the small section of lake near the south side of this project.

Mr. Best said that some fill work will be done in that area.

Don Kimble suggested using bollard lighting in place of the light poles.

Mr. Best said the light poles will be used along the middle spine and along both edges with nothing along the arcs to obstruct views and will be shut down during shows.

Les Mangus said he appreciates bollards for the everyday appearance, however with large events where the entire area may be covered with people, the light will be lost and when they stand up. There would be no lighting effect for a nighttime exit. Light is needed from 15-feet above only when the show lets out.

Todd Woolsoncroft asked if there would be provisions anywhere for lighting back to the artists on stage for the nighttime events.

Mr. Best replied that in their program they do not have anything out beyond the stage for lighting events. The only thing they were to provide was one light truss with the motors and power to raise and lower it. Most shows will bring their own theatrical lighting. House lighting, including floods for housekeeping and accent lighting that will wash the entire underside of the canopy.

Don Kimble noted that the AV booth is in the right spot and asked if it would be their (the performing artist) equipment, so a cover is not required.

Mr. Best stated that the only thing they will provide out to the AV booth will be the conduit for power.

Dennis Bush asked to have the canopy roof system explained.

Mr. Best explained that this is a single-ply TPO membrane roofing system and the architects have assured him that it is not a difficult system to build.

Les Mangus pointed out the first ring of the area in front of the stage is virtually flat so this area will work for events such as flea markets but yet be able to use the stage for performances during these events.

Mr. Best added that this area will have a capacity of 425 seated in rows and beyond that in the grass area 500 per side on the flatter area. This larger flat area opens up flexibility for events. The upper area flattens out for overflow during the big shows.

Don Kimble made a motion, seconded by Brandon Wilson, to approve SP-2017-15 Central Park Amphitheater as presented. Motion carried 6/0.

Nate Hinson rejoined the committee.

Member items-

Les Mangus mentioned that an item Brandon Wilson brought up at the last meeting was the landscape edging at the Los Cocos Restaurant. Staff has looked at it and agrees that the steel edging was set on the surface and backfilled it with mulch. They do not know that this is the manufacturers' suggested installation. This could be a safety hazard.

Brandon Wilson asked if all the storage containers at 159th and Kellogg were for the large fireworks stand.

Mark Detter pointed out that there have been discussions with Cory Shackleford, the developer for the Highlands at Terradyne, regarding an issue with the gates not being installed yet that were shown on the approved Site Plan. Some residents in Terradyne are not happy with this. While the developer is still in the building stage he will not be forced to install the gates. When the project is 80-90% complete he will be asked to have both gates installed.

Adjourn

Chairman Allison adjourned the meeting at 7:09 p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Assistant

Approved this 1st day of August, 2017 by the Site Plan Review Committee, City of Andover.