

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
December 5, 2017
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, December 5, 2017 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 Chairman Allison, Dennis Bush, Nate Hinson, Clark Nelson, and Brandon Wilson. Members not present were Todd Woolsoncroft and Don Kimble.

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 October 3, 2017 meeting.

Clark Nelson made a motion, seconded by Dennis Bush, to approve the minutes of the October 3, 2017 meeting as presented. Motion carried 5/0.

Communications.

Brandon Wilson recused himself due to business relations.

SP-2017-23- Review for approval of the site plan for USD 385 Sunflower Elementary School, located at 616 E. Douglas Ave., Andover, Kansas.

Troy Hertel, SJCF Architecture, agent to the applicant, was present to represent the application.

Phil Meyer and Pat Bayer, Baughman Company, were present.

Michael Meyer, SJCF Architecture, was also present.

Les Mangus explained that these four school projects are very similar. Entries are being secured and cafeteria space and classroom spaces are being added.

Mr. Hertel explained that with the Sunflower Elementary School a five classroom addition along with a small cafeteria addition. The exterior look of the additions will be matched with existing brick and patterns. The existing drive will be moved to accommodate the classroom addition. Some playground equipment will be relocated.

Nate Hinson inquired about a landscape plan for relocating trees at this site.

Pat Bayer said that trees being added are noted in the erosion control plan. Existing trees are only being eliminated for building additions at each site in order to not disturb existing landscape. One tree will be put back in near the cafeteria addition and add another between the fire lane and the building addition. Any existing trees that are damaged will be replaced.

Les Mangus remarked that these building expansions and changes have raised some general discussion about traffic circulation. All of the elementary schools spill their drop off and pick up traffic into public streets. This is not much of a problem today due to all but one of these sites being in fairly undeveloped locations. However, 20 years from now when these areas have developed all around, queuing up 60 vehicles on the public street in the neighborhood of the hospital isn't right. They have met with the agents and staff has done research on this. They are all in agreement to recommend having a condition with the motion to return in 60 to 90 days with a recommendation on what to do with these traffic situations.

Dennis Bush asked if the schools were grandfathered or exempt from the existing landscaping requirements.

Les Mangus said that when these projects were built the guidelines for landscaping were not in place. They do not fit the mold for the guidelines with situations that could not be addressed.

Phil Meyer asked that the committee accept the existing conditions as adequate. These schools are being looked at as campus settings, with more open green spaces than on commercial projects.

Clark Nelson asked for confirmation of staff being satisfied regarding no improvements on the parking lot areas.

Les Mangus stated these projects are building additions with little or no effect on the parking. Hundreds of plants would be needed to screen these parking lots with no means for maintenance.

Chairman Allison noted that all of these projects were constructed with this committee in place. They were brought before the committee at one time and approved as presented. There is more definition to what the guidelines are today. Looking at the site for Sunflower, most of the parking is off of the street quite a way. He asked what materials would be used on the exterior.

Mr. Hertel answered that materials from the same manufacturers would be used to match existing exterior.

Dennis Bush made a motion, seconded by Clark Nelson, to approve SP-2017-23 as presented with conditions: 1. Plan for relocated trees., 2. Traffic report. Motion carried 4/0.

SP-2017-24- Review for approval of the site plan for USD 385 Prairie Creek Elementary School, Andover, Kansas.

Mr. Hertel explained that this project is similar to that of Sunflower Elementary with the addition of five classrooms at the back of the building with an addition to the cafeteria. The exterior materials to be used will match the existing building exterior. There will also be some sidewalk improvements.

Nate Hinson noted that there appears to be a few trees missing from the plan. The mechanical enclosure for the refrigerated units to be moved is currently white and is very visible from the entry to Prairie Creek. He asked if it could be painted to match the building and if a tree could be put near the north side of the enclosure. Traffic has been cutting across the sidewalk entry near the cafeteria and asked if it could be altered for a more direct approach. He asked if the shed was being relocated.

Mr. Hertel stated that the approach could be made wider but that a railing would have to be added if a step was added for ADA compliance and that would cause trip hazards. The shed may be placed closer to the playground for bike storage.

Nate Hinson made a motion, seconded by Clark Nelson, to approve SP-2017-24 as presented with conditions: 1. Plan to relocate 2 trees., 2. Traffic report., 3. Relocate shed., 4. Paint mechanical enclosure to match. Motion carried 4/0.

SP-2017-25- Review for approval of the site plan for USD 385 Martin Elementary School, located at 2342 North 159th Str. E., Wichita, Kansas.

Mr. Hertel explained that classrooms will be added as well as a cafeteria addition on the back of the building using the same exterior building materials.

Michael Meyer added that there is one tree that will need to be moved and this is in a dense area of underground utilities.

Dennis Bush asked what size of tree would be used for replacing.

Mr. Baer noted that they would use the same size trees.

Nate Hinson asked what color the gates were.

Mr. Hertel said they would be painted to match.

Nate Hinson made a motion, seconded by Dennis Bush, to approve SP-2017-25 as presented with conditions: 1. Plant to relocate trees., 2. Traffic report., 3. Paint mechanical enclosure to match., 4. Relocate shed. Motion carried 4/0.

SP-2017-26- Review for approval of the site plan for USD 385 Cottonwood Elementary School, located at 1747 N. Andover Rd., Andover, Kansas.

Mr. Hertel explained that this building is different than the others. A five classroom addition will be on the north side of the site and will have matching exterior brick materials. They are looking to develop a future drop for this new addition and adding a drive around to the district stadium. The fire department has approved and is satisfied with them putting in a gravel base for the temporary construction drive at this time. It will be located along the north side of the property off of Andover Road and extend south to Allison Street along the west side of the property.

Nate Hinson asked for further details on the trash enclosure.

Mr. Hertel stated that the existing enclosure located north of the school will be removed and relocated at a 45-degree angle to allow for the realignment of the north entrance to be more symmetrical with the high school entrance across Andover Road. This location would allow trash trucks access to the dumpster by entering and exiting the same entrance.

Chairman Allison asked if the addition at the north side was the only addition for this building.

Mr. Hertel answered that is correct.

Nate Hinson asked if the trees noted as being removed could be relocated and if one of the trees could be used as screening for the trash enclosure if that is possible.

Mr. Baer said that they would be replaced or they could attempt to salvage them if the committee prefers.

Chairman Allison inquired about placing trees in the parking lot island and if the trash enclosure could be shifted further west to add screening.

Mr. Baer replied that there is not enough room in the current island. The parking lot will be reconfigured when the plan for overall site improvements is done. The island could be completely different. The concern is for truck access to the trash enclosure which is also located as such for access from the school kitchen. A water line is also having to be extended for compliance with the fire department for the classroom addition. They will look at possibly moving the enclosure to the west.

Nate Hinson made a motion, seconded by Clark Nelson, to approve SP-2017-26 as presented with conditions: 1. Traffic report., 2. Plan to relocate trees., 3. Screen/move trash enclosure. Motion carried 4/0.

SP-2017-10(c)- Review for approval revised parking lot expansion previously approved for Andover Family Medicine, located at 2117 N. Keystone, Andover, Kansas.

Micah Kile, Key Construction, agent to the applicant, was present to represent the application.

Mr. Kile explained that the parking lot was reconfigured to allow for more spaces.

Les Mangus added that in March the committee approved a plan for parking lot expansion. This plan is different from that plan as it adds more parking spaces at the north end that was not in the previous plan. There are some adjustments to both the landscaping and lighting plans.

Chairman Allison commented on the light pole placed in a striped area of the parking lot and asked if it is currently in place.

Nate Hinson asked if that was done to maximize available parking.

Mr. Kile said they tried to create as much parking as possible.

Les Mangus said that the light pole is to be added.

Nate Hinson questioned whether they could get required light coverage by putting the light in the corner.

Mr. Kile answered he didn't believe that was possible.

Discussion continued on possible relocation of this light pole.

Chairman suggested removal of the light pole from within the parking lot and rearrange others outside the parking area as required to meet the 1 foot candle with City staff approval.

Brandon Wilson commented on the ground cover next to the parking stalls and suggested placement of concrete between the plantings and curb.

Dennis Bush made a motion, seconded by Nate Hinson, to approve SP-2017-10(c) as presented with conditions: 1. Lighting plan with no poles in parking area and 1 foot candle minimum., 2. Landscape bed to have 2-foot concrete strip adjacent to stall. Motion carried 5/0.

SP-2017-28- Review for approval of the site plan for Kansas Medical Center Pre-Post-Op Addition – Immediate Care, located at 1124 W. 21st Street, Andover, Kansas.

Fred Britain, GLMV Architecture, agent to the applicant, was present to represent the application.

Mr. Britain explained that this first phase is a 2,000 square foot addition in the courtyard of the Kansas Medical Center. It is on the north side, between the ICU and patient room wings, against the existing Pre/Post Operating Immediate Care. The existing landscaping in the courtyard is sparse and difficult to maintain. One-third of this area will be used for this addition. New xeriscape materials will be installed. This area is only visible from some of the patient rooms. The base bid will include a metal panel system. There is an option for precast concrete, but that is a lot of weight for a crane to lift over the building and sections of the hospital would have to be closed and could be very expensive. The metal panels will be matched to existing exterior colors.

Brandon Wilson asked if they considered using an eifs material to match.

Mr. Britain said the owner does not want to use eifs materials. However, this material will be used above the roof line and will not be visible.

Dennis Bush made a motion, seconded by Clark Nelson, to approve SP-2017-28 as presented. Motion carried 4/0.

Review for approval of the 2018 Site Plan Review Committee meeting calendar.

Dennis Bush made a motion, seconded by Brandon Wilson, to approve the 2018 Site Plan Review Committee meeting calendar as presented. Motion carried 5/0.

Member items-

Mark Detter explained that the planned gate at the Highlands at Terradyne development has not yet been installed. Several complaints have been received. He asked for permission from the committee to send a letter to the developer requesting the gate be installed.

Clark Nelson made a motion, seconded by Dennis Bush, to approve notification to the developer that the gate be installed when 25 Certificates of Occupancy have been given by the building department. Motion carried 5/0.

Brandon Wilson commented that there are spot lights now on sign on west Central at a residence.

Clark Nelson stated that the LED sign for Express Medical is much brighter than others.

Dennis Bush asked about the structures on the NE corner of 159th and Hwy 54.

Adjourn

Chairman Allison adjourned the meeting at 7:28 p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Assistant

Approved this 6th day of February, 2018 by the Site Plan Review Committee, City of Andover.