

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
February 6, 2018
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, February 6, 2018 at Central Park Lodge, located at 1607 E. Central Ave., Andover, Kansas. Dennis Bush called the meeting to order at 6:01 p.m. Members present were Dennis Bush, Don Kimble, Nate Hinson and Todd Woolsoncroft. Members not present were Doug Allison, Brandon Wilson and Mike Warrington.

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 December 5, 2017 meeting.

Nate Hinson made a motion, seconded by Dennis Bush, to approve the minutes of the December 5, 2017 meeting as presented. Motion carried 3/0/1. Todd Woolsoncroft abstained.

Communications.

SP-2017-31- Review and approve the site plan for ASM Engineering Consultants, LLC, to be located at 221 E. Commerce St., Andover, Kansas.

Les Mangus explained that this building is located in the Industrial Park just off of Andover Road. ASM Engineering has been in Andover for six years. They have grown and want to expand their office facility on property they purchased from the City several years ago. Staff has been working on details with their Civil Engineer. The planting plan is the last detail to be finalized. They have not followed the guidelines for the required street yard trees and did not understand that shrubs and ornamental trees could be substituted for large deciduous trees to make up the number of required trees.

Jennifer Rygg, Rygg Design, LLC, agent to the applicant was present to represent the application.

Ms. Rygg described the project as a 5,400 square foot office building. The exterior will have a limestone base, stone columns with brick façade on the building front and siding on the less prominent sides. The building will face north with an entry vestibule and a black riveted steel truss canopy over the entryway to break up the front elevation.

Dennis Bush asked what trees were suggested for this project.

Les Mangus said that the formula required 15 trees. Five trees are shown on the plans. The remaining 10 could be 20 ornamental trees or 100 shrubs. These are required for the front yard. They have 21 existing shrubs that could make up part of the calculation. This is a requirement that is easily met with a mix of large trees, ornamental trees and shrubs.

Kurt Hershey asked if this would be required over the whole lot or concentrated up front. He asked for clarification between a parking lot trees and street yard trees. They want to have visibility and not cover up the front of the building with a lot of larger trees.

Les Mangus stated the area is from the front building line to the street. Parking lot tree requirements are based on the number of parking spaces and is separate from the requirement for trees or shrubs for the yard area.

Don Kimble proposed landscaping being put on the east property line in front of the parking spaces and on the west property line to fulfill the requirement.

Dennis Bush agreed and noted that these minimum procedures were set up to aid applicants in understanding what is required. He does not see a legitimate reason to give on the requirements.

Nate Hinson asked where the placement of the front columns was on the floorplan and if the downspouts would be discharging into the landscaping.

Kurt Hershey said that the columns would be on the backside of the sidewalk and the downspouts would drain into the landscaping with a small drain tied to the storm drain inlet in the parking lot.

Todd Woolsoncroft asked if the sides of the vestibule would be stone.

Nate Hinson asked if a steel support would be used for the stone at the windows and where the mechanical units would be placed and if there would be a trash enclosure.

Jennifer Rygg replied that the vestibule would have stone and that steel supports would be used for the stone at the windows and on the columns.

Kurt Hershey said the units would probably be in the west side.

Les Mangus stated that he was told they would be on the back of the building. If on the west side of the building they will need to be screened. He was also told that a roll cart would be used for trash.

Kurt Hershey said the roll cart would be kept in the garage.

Jennifer Rygg explained the garage would be 20ftx40ft. and used for survey equipment.

Don Kimble made a motion, seconded by Nate Hinson, to approve SP-2017-31 as presented with conditions: 1. Required street yard landscaping., 2. Show columns on site plan., 3. Optional wood trim around side/rear elevations., 4. Screen mechanical units. Motion carried 4/0.

SP-2018-01- Review and approve the site plan for TCB Ventures Residential Units, to be located at 1149-1205 N. Main Street, Andover, Kansas.

Craig Hill and Tom Baalman, applicants and owners, were both present to represent the application.

Tom Baalman explained that two old houses in the NRP district were taken down and the two lots were combined into one new platted lot. A private street will be put in with triplex and duplex housing on each side of it. The homes will have wider doors and no step entries for a target market of adults 55 and older.

Don Kimble noted that the street did not show any curb or gutter and asked if this would have surface drainage only.

Craig Hill described the proposed street to be an inverted type of street with drainage focused into the street rather than outside. This is less expensive and is a better road. An all concrete road like this will stand up longer and better than a curb and gutter with an asphalt inlay.

Don Kimble expressed concern about the quantity of water that used to come from two houses and will now be significantly increased.

Steve Anderson explained that a drainage plan has been submitted by the engineer. There is an increase in impervious area. The City does not currently have a requirement for onsite drainage for quantity in the Subdivision Regulations. He does not see a problem with drainage.

Don Kimble asked for details on the proposed lighting to be on the homes rather than streetlights and if the lights would remain on if units are unoccupied.

Craig Hill said that the lights will be in the gables shining out into the yard and slightly into the street. There is one streetlight, Westar just moved the pole, with a new LED light at the northeast corner of the property. He was told he would need to put in a request to the City for Westar to install another light at another corner of the property. Each of the 16 gables will have lights that come on with a photocell. The lights will be metered and remain on.

Don Kimble inquired about landscaping on this property. He stated concern that no trees were shown on the site plan.

Craig Hill explained that there would be very little landscaping due to small grassed areas. They plan to have decorative monuments at the front entry, possibly with gates. If required to put a

tree at each unit they would do that. He added that coach lights will be on the entryway monuments.

Dennis Bush said that he is more interested in how it will look to the adjacent owners and see landscaping up front.

Tom Baalman asked if the preference would be for trees or some sort of stone monument with a gate and wrought iron fencing.

Les Mangus noted that fencing 4 feet or less in height would only be allowed.

Don Kimble questioned whether the private road was wide enough for either trash trucks or fire trucks. He suggested having one tree and three shrubs in each of the front yards and asked if there would be rear patios.

Craig Hill replied that this plan was approved by the fire department. All of the units will have rear patios. The patios on the duplexes will be covered.

Don Kimble made a motion, seconded by Dennis Bush, to approve SP-2018-01 as presented with conditions to provide: 1. Landscape plan. Motion failed 3/1. Nate Hinson opposed.

Discussion followed on lighting details.

Les Mangus explained that since there are only four committee members present it takes an affirmative vote of all four to approve the plan. What Nate is saying that he is skeptical of the lack of architectural details provided.

Nate Hinson said he shares the same concerns as Don does on lighting in making sure that we have a well-lit safe community. A photometric would be helpful. He can't approve something that was just passed around the table.

Dennis Bush said there would have to be some type of minimum requirements to accept with a photometric plan and it can't be the same as what is required for commercial projects.

Don Kimble suggested having their electrical designer show the light pattern to help identify any areas needing additional lighting and bring the plan back to Site Plan.

Craig Hill asked if they could appeal to working this out with staff and letting them progress with the project. This project is in the NRP and there is a crunch on time frame.

Nate Hinson made a motion, seconded by Dennis Bush, for conditional approval for footings, foundations and entry driveway, with the condition to provide: 1. Landscape plan., 2. Photometric plan., 3. Final building elevations., 4. Show patios on rear., 5. Entry design., 6. Show mechanical units. Motion carried 4/0.

SP-2018-02- Review and approve revisions to approved site plan for Taco Bell, located at 336 S. Andover Rd., Andover, Kansas.

Les Mangus explained that a lot of work has been done on the inside of this building and they have some structural work to do.

Joe Waugh and Owen Bolan, Confederated Builders, were both present to represent the application.

Owen Bolan explained that a portion of the asphalt parking lot will be replaced with concrete. A section of the trash enclosure wall will be removed and extended with an additional walk-in gate to include the grease receptor unit in the enclosure. Damaged tiles will be removed and replaced with a stone siding panel at the bottom of the exterior walls. The entire building will be repainted with new colors.

Don Kimble asked if the existing landscaping has held up or diminished over time.

Owen Bolan said that it has diminished some. They plan to clean and freshen up the landscaping. They know to put back anything that is removed but that will be done by a separate landscaping company in the spring.

Nate Hinson asked if the areas marked on the plan would be filled in with concrete.

Les Mangus said those areas were filled with concrete because there has been water damage from the landscaping being right up against the building.

Nate Hinson made a motion, seconded by Don Kimble, to approve SP-2018-02 as presented. Motion carried 4/0.

Member items-

There were no member items.

Adjourn

Chairman Allison adjourned the meeting at 7:19 p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Assistant

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