

**CITY OF ANDOVER**  
**SITE PLAN REVIEW COMMITTEE**  
**March 6, 2018**  
**MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, March 6, 2018 at Central Park Lodge, located at 1607 E. Central Ave., Andover, Kansas. Dennis Bush called the meeting to order at 6:00 p.m. Members present were Dennis Bush, Don Kimble, Nate Hinson, Todd Woolsoncroft, Brandon Wilson, Mike Warrington. Chairman Doug Allison arrived at 6:02 p.m.

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

**Review the minutes of the February 6, 2018 meeting.**

*Todd Woolsoncroft made a motion, seconded by Nate Hinson, to approve the minutes of the February 6, 2018 meeting as presented. Motion carried 4/0/3. Doug Allison, Brandon Wilson and Mike Warrington abstained as they did not attend meeting.*

**Communications.**

**SP-2018-01- Review for approval of 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.

Tom Baalman explained that they have changed from the triplexes to single-family houses and have incorporated all of the recommended points from the committee at the last meeting. The air conditioning units will all be screened from street view. Photometric information included shows lighting strengths out in the drive. New and existing trees are shown on the landscape plan with the recommended shrubs placed in front of the homes.

Dennis Bush read the following list of recommendations from the February meeting.

1. Landscaping plan.
2. Photometric plan.
3. Final building elevations.
4. Show patios on rear.
5. Entry design.
6. Show mechanical units.

Todd Woolsoncroft asked for clarification whether the Charleston Brick shown on the drawing would be a brick or a stone.

Tom Baalman said that it is a brick. The picture provided shows a stone.

Mike Warrington asked why they are keeping the duplexes at the end and not splitting them.

Tom Baalman replied that doing so allows them to keep four units there. If split to single-family they would only be able to fit three in that area. They are trying to keep a higher density.

Craig Hill added that there will be 16 feet between the single-family homes.

Chairman Allison asked staff if the 1ft-candle lighting requirement does not apply to this project.

Les Mangus noted that in the February meeting this was discussed. What is shown is  $\frac{1}{2}$  ft.-candle on the driveway and zero at the edge of the street. This is a private driveway not a public street.

Mike Warrington then asked if the turning radius as shown would be enough for a fire truck.

Tom Baalman stated that it was cleared with the fire department and is actually more than what they require.

Nate Hinson said that he felt everything asked for by the committee has been completed by the applicant. The placement of the trees is done tastefully.

*Nate Hinson made a motion, seconded by Dennis Bush, to approve SP-2018-01 as presented. Motion carried 7/0.*

**Additional agenda item.**

Don Kimble recused himself from the committee to present the following:

**SP-2015-02- Review and approve revisions to approved landscape plan for Design Source Interiors, located at 742 N. Andover Rd., Andover, Kansas.**

Don Kimble explained that they are revising the landscape plan to correct some drainage issues. After project completion a puddle was created along the north edge of the property causing standing water after rainfall. They are proposing to address this issue by adding topsoil and planting grass from trees toward the edge of the sidewalk, eliminating the swale for positive drainage. The existing AT&T post located at north side of property will have to be raised to allow for addition of the topsoil. Additionally, in the 20-25 foot width behind the building along the east edge of the property there is a significant 6 foot slope. During construction the contractor installed a tube with flexible downspout connections into a drainpipe for water to flow out of a concrete flume at the end. Due to the steepness of this slope a weed barrier material will be installed along the entire length of the slope. Rock material will be placed on top of the barrier.

A drip irrigation system will be installed for the trees. Two redbud trees and grass will be put in front of the building in the open area. The plant material originally planned for that open area will be installed in the grass strip along the south property edge creating a nice buffer between the two parking areas.

Chairman Allison asked how the ground cover would work with the rocks.

Don Kimble said that a hole will be made in the barrier for the plant.

Les Mangus suggested not using egg rocks on the barrier because a person would not be able to walk on the 4:1 slope without breaking an ankle. Any rock used will need to be washed so that it does not silt down the slope.

Don Kimble noted that the owner has agreed to either install a new irrigation system or repair the existing system.

*Dennis Bush made a motion, seconded by Brandon Wilson, to approve SP-2015-02 landscape plan revisions as presented. Motion carried 7/0.*

Don Kimble rejoined the Site Plan Review Committee.

**Member items-**

Dennis Bush – Concerned about the manner in which trees are being trimmed under power lines by contractor for Westar.

Don Kimble – Concerned about screening material on chain link fencing around 13<sup>th</sup> St. and Andover Rd. power station.

Mark Detter – Explained low building permit numbers.

**Adjourn**

*Chairman Allison adjourned the meeting at 6:36 p.m.*

Respectfully Submitted by

Daynna DuFriend  
Administrative Assistant

Approved this 3<sup>rd</sup> day of April, 2018 by the Site Plan Review Committee, City of Andover.