

**CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
April 3, 2018
MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, April 3, 2018 at Central Park Lodge, located at 1607 E. Central Ave., Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:00 p.m. Members present were Doug Allison, Dennis Bush, Don Kimble, Nate Hinson, Todd Woolsoncroft, Mike Warrington. Brandon Wilson arrived at 6:01 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 March 6, 2018 meeting.

Dennis Bush made a motion, seconded by Nate Hinson, to approve the minutes of the March 6, 2018 meeting as presented. Motion carried 6/0.

Communications.

SP-2018-03- Review for approval of the site plan for Andover Rental Inc., to be located at 328 N. Andover Rd., Andover, Kansas.

Nathan Elmore, applicant and owner, was present to represent the application.

Mr. Elmore stated that this project is an expansion of their current operation onto the adjacent property to the north. All of the site plan review is pending the closing/purchase of the property. The future proposed building is not part of the current plan. It is shown for grading purposes.

Chairman Allison asked if the property line would remain in place.

Les Mangus explained that from a zoning perspective once the real estate sale is closed these two parcels will become one.

Don Kimble asked which of the two pavement types called out would be used and pointed out that the radiuses shown at the entrance and exit were too small. Larger radiuses should be used to allow trucks and trailers to make the turn and not drive over into the yard. He suggested that irrigation be added to the landscape plan and noted on the plan design.

Mr. Elmore replied that concrete would be used and irrigation would be installed.

Todd Woolsoncroft asked if the 6 foot wood privacy fence would be an extension of the existing fence.

Mr. Elmore explained that their intent is to replace the existing fence with new wood fencing along the back.

Mike Warrington asked staff if there were any issues with the sewer line that runs through the middle of this property.

Les Mangus said there were none as long as nothing is built on the sewer line.

Mr. Elmore added that an error in the recording of the sewer line easement was discovered by the survey company requiring it to be re-recorded.

Todd Woolsoncroft asked for details on the gate for the proposed chain link fence.

Mr. Elmore said that it has not been decided if the gate would remain open during business hours or be kept closed and only use south gate. If kept closed it controls access and prevent possible theft. The new gate allows access for any large trucks coming in.

Mike Warrington asked if the driveways would connect.

Mr. Elmore replied yes they would.

Chairman Allison asked if the lot north of this lot was residential.

Les Mangus stated that it is zoned residential and is a legal non-conforming nursery.

Mike Warrington asked what type of light pole would be used.

Les Mangus noted that two at 17 feet tall and two at 20 feet tall are shown on plans.

Mr. Elmore said that was required because of the proximity to the residential property to the north.

Brandon Wilson asked if the parking in front of the proposed new building would remain shown. He suggested removing the proposed parking in front of the new building allowing for the building to be more in line with the existing building.

Mr. Elmore replied that this allows for customers to pull through the parking lot. The landscaping would have to be taken out if the building was moved.

Les Mangus added that the landscaping has to be on private property not in the right-of-way. Landscape screening is required for the parking lot.

Don Kimble made a motion, seconded by Dennis Bush, to approve SP-2018-03 as presented with conditions: 1. Irrigation of landscaping., 2. Correct sewer easement. Motion carried 7/0.

Member items-

Brandon Wilson asked if the new façade added for Dollar Tree store was reviewed by the Site Plan Committee and commented about the paint on the new assisted living facility on Central Ave.

Dennis Bush asked about the excess dirt piled on the right-of-way by the duplexes on Hwy 54 next to the golf course and commented about videos on the new LED signs.

Doug Allison asked about status of the AT&T project.

Adjourn

Chairman Allison adjourned the meeting at 6:30 p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Assistant

Approved this 1st day of May, 2018 by the Site Plan Review Committee, City of Andover.