

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

The Site Plan Review Committee met for a regular meeting on Tuesday, November 6, 2018 at the Central Park Lodge, located at 1607 E. Central Ave., Andover, Kansas. Doug Allison called the meeting to order at 6:15pm. Members present were Doug Allison, Don Kimble and Mike Warrington. Member Nate Hinson arrived at 6:22pm. Members Brandon Wilson and Todd Woolsoncroft were absent.

Staff in attendance: Mark Detter, City Administrator; Les Mangus, Director of Community Development & Public Works; Steve Anderson, City Engineer & Building Official; and Lance Onstott, Stormwater/GIS/Planning Technician.

Review the minutes of the October 2, 2018 meeting.

Don Kimble made a motion, seconded by Mike Warrington, to approve the minutes of the October 2, 2018 meeting as presented. Motion carried 4/0.

Communications.

None.

SP-2018-15 Review and approve the site plan for the Andover High School Stadium located at 1747 N. Andover Road.

Troy Hertel, SJCF Architecture, and Pat Baer, Baughman & Co., were in attendance to present the application.

Mr. Hertel stated the proposed project includes the addition of two locker rooms north of the track. Exterior will match the brick that currently exists at the east gate. Existing locker rooms will be removed at some point in the future or turned into storage.

Don Kimble made a motion, seconded by Mike Warrington, to approve SP-2018-15 as presented. Motion passed 4/0.

SP-2018-13 Review and approve the site plan for the Andover Central High School Stadium and Tennis Courts located at 603 E. Central Avenue.

Troy Hertel, SJCF Architecture, and Pat Baer, Baughman & Co., were in attendance to present the application.

Mr. Hertel stated the proposed project includes a new stadium at the Central campus, including bleachers to accommodate approximately 2,800 attendees, parking improvements and three out buildings. The three out buildings will be home locker room, away locker room and a concession/restroom building. South of the new stadium is the proposed tennis complex with a restroom/storage/office building. Another small concession/restroom building is proposed near the existing baseball facilities. Exterior of the buildings will match the brick currently existing at the Central campus.

Mike Warrington asked if the wetlands have been taken care of.

Mr. Hertel responded that this project has not bid yet in order for this issue to be worked out. Mitigation of the wetlands is expected.

Mike Warrington asked which part of the project is in the wetlands.

Mr. Hertel stated that the east locker room, tennis courts and the south part of the stadium are located within the two designated wetland areas.

Mike Warrington asked if the project could be separated into parts – one part for the projects within the wetlands and another part for those not impacted by the wetlands.

Mr. Hertel responded that this would be difficult based on the issue impacting almost the entire tennis court complex, south side of the stadium and the proposed Yorktown Parkway. Mitigation will be required.

Mike Warrington stated that there is no guarantee what the proposed Yorktown Parkway will ultimately look like.

Mr. Hertel stated that they have been working with the City regarding Yorktown Parkway and understands that four lanes are proposed.

Mike Warrington stated that the number of lanes are currently being discussed at the City.

Les Mangus stated that he had some concerns regarding pedestrian access to Yorktown Parkway at the south and east.

Mr. Hertel indicated pedestrian pathways adjacent to each drive will be added.

Don Kimble asked if City staff believed that mitigation of the wetlands is a possible and achievable resolution.

Les Mangus indicated yes.

Mr. Hertel indicated that they are still waiting on the Corps of Engineers' report.

Don Kimble asked the applicant if any work was planned to begin prior to resolution to the wetlands issue, regardless of any ultimate action decided upon by this Committee.

Mr. Hertel responded that no work was planned until the resolution of the wetlands issue.

Don Kimble stated he didn't understand why the Committee would take any action on this application at this time.

Mr. Hertel indicated that they don't anticipate anything changing with the plans as presented.

Don Kimble asked what happens if the Corps of Engineers' report results in mitigation not being possible?

Mr. Hertel responded that the Corps of Engineers have been in contact with the district superintendent and they have expressed to him that mitigation was likely an option. It's just a matter of completing the full process, which may take 4-6 months.

Mike Warrington asked the applicant if the project is delayed 6 months.

Mr. Hertel responded that the project is probably delayed 6 months. The school district will have to decide how they want to proceed with the various parts of the project.

Doug Allison asked what the functions of buildings A, B and C are.

Mr. Hertel indicated A is the home locker room, C is the visitors' locker room plus some storage and B is the concession/restroom building.

Don Kimble stated he would prefer to not take any action on this application until the wetlands issue is resolved and can be presented to the Committee.

Mike Warrington commented that the plans for Yorktown Parkway may also change.

Mr. Baer commented that he does not anticipate the alignment for Yorktown Parkway changing. Whether the road itself is two-lane or four-lane will not impact the approach locations included in this project. Early conversations with the Corps of Engineers have indicated the likelihood of mitigation as a solution.

Mark Detter asked if the applicant had to make changes, would they need to come back for further Committee approval.

Les Mangus indicated yes.

Mr. Baer stated that his concern with not taking action tonight is that resubmission in the future may cause further delays to the project as a whole based on the submission deadlines and once-a-month meeting schedule of the Committee.

Les Mangus stated that if there are no changes to the plans, the City can ensure everything is ready for Committee review in about a week. All staff reviews are complete.

Mr. Hertel indicated they could bring the application back to the Committee.

Nate Hinson asked for details regarding how the proposed parking was decided upon.

Mr. Hertel indicated that they expect the home parking lot to receive much more parking than the visitor parking lot. Additionally, the idea is that the visitor parking lot will be able to be shared with the baseball complex.

Nate Hinson asked if the proposed parking is adequate to serve the baseball complex.

Mr. Hertel indicated that there is also additional parking available elsewhere for the baseball complex, and believes the parking as proposed to be more than adequate.

Nate Hinson asked if there was an advantage to separating home and away parking.

Mr. Hertel stated that it helps with crowd control.

Mike Warrington made a motion, seconded by Don Kimble, to table SP-2018-13 until further information is available. Motion passed 4/0.

SP-2018-16 Review and approve the site plan for the plant addition to Vornado Air, LLC located at 415 E. 13th Street.

John Youle, Krehbiel Architecture, was in attendance to present the application.

Mr. Youle stated the project consists of an expansion to the current Vornado Air, LLC building. Comments received from Public Works, City Engineer and the Fire Department have been reflected in the drawings. Exterior of the expansion will match and/or blend with the existing building. The building use will be warehousing and shipping. The project includes 10 dock doors and one overhead door. ADA access has been provided. Sidewalks are included to connect the project to existing access. Fire lanes have been provided, hydrant locations have been reviewed and a pumping station included to ensure fire protection. A stormwater detention area has been included on the west end of the site. Lighting in the dock will utilize cut-off fixtures to minimize impact on adjacent properties.

Doug Allison asked about the contours shown at the southeast of the building.

Mr. Youle responded that the contours are existing, but will be cut down as part of the project. The final grading plan is not yet complete, but this material will be cut down.

Don Kimble made a motion, seconded by Mike Warrington, to approve SP-2018-16 as presented. Motion passed 4/0.

SP-2018-01 Review and approve the revised site plan for the residential units located at 1149-1205 N. Main Street.

John Wuthnow was in attendance to present the application.

Mr. Wuthnow stated that all conditions required from previous Committee review have been met.

Don Kimble stated that his request was that one tree and three bushes be included for each unit. The location is not important, but the number included is.

Mr. Wuthnow responded the he can have the landscape plan revised to reflect this and provide it to the City.

Don Kimble made a motion, seconded by Mike Warrington, to approve SP-2018-01 as presented with the following condition: 1) Staff be provided with a landscape plan that includes one tree and three bushes for each unit. Motion passed 4/0.

Member items.

None.

Adjourn.

Doug Allison adjourned the meeting at 6:52pm.

Respectfully Submitted by



Lance Onstott
Stormwater/GIS/Planning Technician

Approved this ____ day of _____, 2018 by the Site Plan Review Committee, City of Andover.