

**CITY OF ANDOVER**  
**SITE PLAN REVIEW COMMITTEE**  
**May 1, 2018**  
**MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, May 1, 2018 at Central Park Lodge, located at 1607 E. Central Ave., Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:02 p.m. Members present were Doug Allison, Dennis Bush, Don Kimble, Todd Woolsoncroft and Brandon Wilson. Members absent were Mike Warrington and Nate Hinson.

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

**Review the minutes of the April 3, 2018 meeting.**

*Dennis Bush made a motion, seconded by Doug Allison, to approve the minutes of the April 3, 2018 meeting as presented. Motion carried 5/0.*

**Communications.**

Les Mangus advised that the scheduled Westar Reliabilitree program presentation (agenda item no. 6) is being rescheduled for the June 5, 2018 meeting.

**SP-2018-06- Review for approval of the site plan for USD 385 Andover School District, District Stadium located at 1747 N. Andover Rd.**

Patrick Baer, Baughman Co., was present to represent the application.

Mr. Baer explained that this project is one of multiple included in the latest USD 385 bond issue. The objective with this project is to construct parking lot improvements and improve access and use to the current high school facilities. The project includes the construction of an access road north off of Allison St. and east to Andover Rd for improved access during athletic events and provide additional stacking lanes for student pick-up and drop-off at Cottonwood Elementary. The current parking lot on the southwest corner of the site will remain, and additional parking will be constructed on the west end of the property and southwest corner of the property. Light poles have been revised to conform to height guidelines; all light poles within 100 ft. of the adjacent residential properties will be no more than 17 ft. tall. Photometric count will remain within the guidelines. Mr. Baer provided amended plans showing the lighting changes.

Doug Allison asked if there was a sidewalk connection from the proposed parking lot on the west of the site to District Stadium.

Mr. Baer responded that there will be a sidewalk from the west parking lot that will run south to the entrance of District Stadium.

Brandon Wilson commented that it seems inefficient for anyone to park in the proposed west parking lot if they still are going to be required to enter the stadium on either the south or east end. Mr. Wilson asked if Les Mangus knew if a new entrance was to be constructed on the west side of the Stadium.

Les Mangus responded that he did not have any information that the operation of a new entrance was planned.

Mr. Baer indicated that he believes the District is planning on having an entrance at the southwest corner of the Stadium that can serve those parking in the west parking lot.

Don Kimble commented that the additional parking still does not provide enough parking for athletic events.

Mr. Baer indicated that buses will now park on the north end of the new access road instead of the southeast parking lot, which will allow for increased use of existing parking as well as the new parking.

Brandon Wilson asked whether the drainage channel would be a swale or concrete.

Mr. Baer indicated their recommendation is to clear out and widen the channel with the option of including a concrete pilot channel to improve drainage.

Brandon Wilson asked whether the drainage area could be conducive to parking.

Mr. Baer responded that the amount of drainage prevents this area from being utilized for parking.

Mr. Baer indicated concurrence with the comments submitted by Steve Anderson. The drive and approach off Allison St. and Andover Rd. have been increased for ease of entrance/exit. Drainage data will be presented to the City as requested.

Steve Anderson explained that the south-north drainage on the site is the responsibility of the District and the west-east drainage is in a City easement. He also relayed that this site was one of four that were included in a larger queuing conversation. He asked for whether the engineering plan for the queuing across all four site has been completed.

Mr. Baer indicated that the plan is not yet completed, but that this proposed project will substantially increase the queuing/stacking length and loading/unloading space during both pick-up and drop-off at Cottonwood Elementary.

Dennis Bush asked if there would be signs along the new access road prohibiting parking as to prevent congestion during athletic events.

Mr. Baer indicated that the width of the road that runs parallel to the north property boundary will allow for through traffic and parking on the south side of the road only. The road running parallel to the west property boundary will not allow for parking.

Dennis Bush indicated that he expects parking on the sidewalk during athletic events, much like what happens currently at the Andover Central site.

Les Mangus indicated that there is a state law that can be enforced to prevent this.

Chairman Allison asked if the island area on the west parking lot is planned to be stripped only.

Mr. Baer responded that it will be stripped only based on drainage concerns. Anything else installed here could disrupt the planned sheet drainage west to the drainage channel.

Les Mangus asked how the parking lot was going to sheet drain to the west when a 6 ft. berm is included on the plan.

Mr. Baer responded that curb and gutter will convey the drainage north-south then it will divert west to the channel.

Brandon Wilson asked if rip-rap will be installed where this drainage deposits into the channel.

Mr. Baer responded that a concrete flume is currently planned but can be extended with rip-rap.

Brandon Wilson commented that he believes the 12 ft. stripped section of the west parking lot will become parking stalls. Dennis Bush concurred.

Mr. Baer responded that the separation of parking stalls and the main aisle was important, but that an island was not designed based on drainage concerns.

Todd Woolsoncroft advised using parking bumpers.

Brandon Wilson asked for confirmation on the sidewalk widths.

Mr. Baer responded that he believes the sidewalk from the west parking lot is 8 ft., but that he would confirm.

Brandon Wilson commented on the 24 ft. opening into the southwest parking lot off the new access road and suggested widening it.

Mr. Baer will revise the opening to reflect 30 ft.

Les Mangus asked for confirmation whether the sidewalk alongside Allison St. will be extended north serving both the existing and proposed parking lots.

Mr. Baer indicated that the sidewalk is planned to run along the ADA-accessible parking stall located in the southwest parking lot, but does not extend to the west parking lot.

Brandon Wilson asked what the neighbor's concerns are regarding the drainage.

Les Mangus responded that this issue will be handled with a separate, dedicated meeting. Also, the drainage data requested by Steve Anderson will be used during this meeting and the formulation of a plan.

Dennis Bush commented that he expects this project to create issues during athletic events. He would have preferred to see the road width expanded and the inclusion of storm sewers.

Mr. Baer informed that he would take concerns regarding parking along the road and on the sidewalks back to the owner and architect to come up with a plan.

*Don Kimble made a motion, seconded by Todd Woolsoncroft, to approve SP-2018-06 as presented with conditions: 1. Dedication additional right of way on north side of Allison St. at Andover Rd. intersection for future widening of Allison St., 2. All sidewalks on site be a minimum of 8 ft. wide, 3. Widen entrance into south parking lot from the current 24 ft., 4. Install parking bumper blocks on west side of west parking lot. Motion failed 3/1. Dennis Bush opposed. Brandon Wilson abstained.*

*After further discussion, Dennis Bush changed his vote to the affirmative. Motion passed 4/0. Brandon Wilson abstained.*

**Member items.**

No member items.

**Adjourn.**

*Chairman Allison adjourned the meeting at 6:47 p.m.*

Respectfully Submitted by

Lance Onstott  
Stormwater/GIS/Planning Technician

Approved this 5th day of June, 2018 by the Site Plan Review Committee, City of Andover.