

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
June 5, 2018
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, June 5, 2018 at Central Park Lodge, located at 1607 E. Central Ave., Andover, Kansas. Dennis Bush called the meeting to order at 6:16 p.m. Members present were Dennis Bush, Don Kimble, Nate Hinson and Mike Warrington. Members absent were Chairman Doug Allison, Todd Woolsoncroft and Brandon Wilson.

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

Review the minutes of the May 1, 2018 meeting.

Don Kimble made a motion, seconded by Doug Allison, to approve the minutes of the May 1, 2018 meeting as presented. Motion carried 4/0.

Communications.

None.

SP-2018-07- Review for approval of the site plan for Drink Vendor at Andover Square, located at 203 W. Central Ave., Andover, Kansas.

Jacob Schmidt and Adam Taylor were present to represent the application.

Mr. Schmidt informed that they have a lease agreement with the owner of Andover Square for the former Mountain Mud hut. They are proposing a larger building than the previous building. The building will be in the same general location. Drive-thru traffic will remain on the same course as previous business.

Mike Warrington asked if it would remain a coffee shop.

Mr. Schmidt advised it will be a soda shop serving soda with add-ins and limited food items such as cookies and cupcakes. Primarily looking for drive-thru and walk-up business.

Nate Hinson asked the applicant to explain the ADA access.

Mr. Schmidt replied that the deck access originally planned, and depicted in the site plan, would protrude into the parking lot in order to accommodate ADA access. As an alternative, the updated plan, included on the elevation drawings, includes an ADA-accessible window and reduced deck size.

Don Kimble asked if the window would have a 5x5 landing for wheelchair access.

Mr. Schmidt confirmed it will have a smooth, level 5x5 landing.

Nate Hinson asked how people will know which window to use.

Mr. Schmidt replied that drive up traffic will only access the East window, and agreed signage may be necessary.

Don Kimble asked for confirmation of building colors.

Mr. Schmidt replied that the roof will be white, siding will be white and covered with a custom design blue in color.

Nate Hinson stated he was concerned with the ability for larger vehicles to exit the building from the drive-thru lane with the 8-foot deck depicted on the site plan.

Adam Taylor advised that a Suburban-type vehicle will be able to make the turn, but acknowledged it may be difficult for a truck-trailer combination.

Mr. Schmidt added that they have done some testing of the turning with their personal vehicles and report no problems.

Dennis Bush asked the applicant if he knew the distance from the North end of the building to the end of the asphalt.

Mr. Schmidt did not know the distance.

Les Mangus stated that the deck depicted on the site plan is no longer planned to be constructed at those dimensions.

Mr. Schmidt confirmed that the deck as depicted will not be 8-feet as originally planned for ADA accessibility. It will be 4-feet and the separate window for ADA accessibility. This results in approximately 35-40 feet from the North end of the building to the end of the pavement.

Don Kimble asked for the color of the light fixtures.

Mr. Schmidt responded they will be white.

Don Kimble advised red would be better.

Mr. Schmidt responded that they are open to that.

Dennis Bush stated that a stop sign might be needed for vehicles exiting [LM1] the drive-thru in order to protect walk-up customers.

Mr. Schmidt indicated that a sign will be installed warning of pedestrian traffic.

Dennis Bush asked about operating hours.

Mr. Schmidt responded that hours are still be discussed and will be primarily driven by demand, but they looking in the range of 9:00am to no later than 9:00pm.

Don Kimble made a motion, seconded by Nate Hinson, to approve SP-2018-07 as presented with the following condition: 1. That the light fixtures not be white. Motion passed 4/0.

Member items.

Don Kimble stated his disappointment with the murals on the exterior of KFC being painted over, and didn't know if there was anything that could be done about it.

Dennis Bush asked how much of a sign can be changed before it must be reapproved.

Les Mangus responded that as long as you stay within the same dimensions of the approved sign, no reapproval is needed.

Adjourn.

Dennis Bush made a motion to adjourn, seconded by Mike Warrington. Motion passed 4/0. Meeting adjourned at 6:33 p.m.

Respectfully Submitted by

Lance Onstott
Stormwater/GIS/Planning Technician

Approved this 7th day of August, 2018 by the Site Plan Review Committee, City of Andover.