

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
August 7, 2018
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, August 7, 2018 at Central Park Lodge, located at 1607 E. Central Ave., Andover, Kansas. Dennis Bush called the meeting to order at 6:02 p.m. Members present were Dennis Bush, Don Kimble, Todd Woolsoncroft and Mike Warrington. Members absent were Chairman Doug Allison, Nate Hinson and Brandon Wilson.

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 June 5, 2018 meeting.

Don Kimble made a motion, seconded by Dennis Bush, to approve the minutes of the June 5, 2018 meeting as presented. Motion carried 2/0/2. Todd Woolsoncroft and Mike Warrington abstained.

Communications.

None.

SP-2018-08 – Review for approval the site plan for renovations and additions to Andover Central High School, located at 603 E. Central Ave., Andover, Kansas.

Troy Hertel, Michael Meyer and Malcolm Watkins from SJCF Architecture were in attendance to present the project. Patrick Baer, PE from Baughman & Co. was also in attendance to present the project.

Troy Hertel stated that seven additions are planned for this project. All exterior facades will be matched to current – no new materials.

Dennis Bush sought to clarify that work had already begun on the project.

Mr. Hertel confirmed that some earthwork has been started.

Dennis Bush asked how much landscaping has been/will be removed.

Les Mangus indicated that the drawing indicated three trees would be removed.

Michael Meyer indicated that the three trees removed will be relocated on site.

Dennis Bush asked how the additions are changing the sidewalks.

Mr. Hertel responded that the sidewalks will largely remain the same, with exception to some ADA improvements and ramping where elevations are being changed.

Todd Woolsoncroft asked what the status was on the alternates included in the drawings.

Mr. Hertel responded that the project was bid below budget, and he anticipates all alternates to be accepted. Not shown, but planned for inclusion, is the recoating of the EIFS of the existing building – will be same color.

Don Kimble made a motion, seconded by Todd Woolsoncroft, to approve SP-2018-08 as presented. Motion passed 4/0.

SP-2018-09 – Review for approval the site plan for Andover High School, located at 1744 N. Andover Rd.

Troy Hertel, Michael Meyer and Malcolm Watkins from SJCF Architecture were in attendance to present the project. Patrick Baer, PE from Baughman & Co. was also in attendance to present the project.

Dennis Bush asked how long this project will take.

Mr. Hertel responded that the addition on the east side of the current building is estimated to take 18 months. Two months for demolition of the old portions of the building, followed by approximately five months for parking lots and the construction of the remaining addition near the athletic area. Altogether, estimated completion for entire project is a little over two years. Mr. Hertel indicated that the site does have wetland issues and will require the relocation of a gas pipeline. The issuance of approvals/permits for both these items will dictate when work can begin.

Todd Woolsoncroft asked where the wetland is located.

Mr. Hertel indicated it is located along the north end of the site.

Les Mangus added that about half of the north drive is located within the floodplain.

Malcolm Watkins stated that all portions of the current building that are planned to remain will receive the same finishes of the new building as to match.

Mike Warrington asked for clarification of the exterior colors.

Mr. Watkins responded that the majority of the building will be darker brick (displayed material sample), and the metal panel will be finished aluminum.

Mike Warrington commented it would appear to include a large amount of windows.

Mike Warrington asked if parking spots will be gained.

Mr. Watkins indicated the parking spots will remain the same, but the current spots occupied by Butler County Community College students will now be available to Andover High School students as BCCC relocates.

Dennis Bush asked if the school plans to stay open during construction.

Mr. Watkins confirmed and presented the phasing, which begins with the classroom portions of the project.

Mr. Hertel indicated that some large trees will be lost during the project. Additionally, there is an easement for the future expansion/widening of Andover Road which further restricts landscaping options.

Mike Warrington asked whether they will be replacing these by planting large trees.

Mr. Watkins responded that a minimum of 2" trees will be used as replacements.

Don Kimble asked about maintenance of the dark building. Also, he asked whether the dark buildings were a fad.

Mr. Hertel responded that most designs are. The dark brick is a black with a purple hue in the sun.

Todd Woolsoncroft asked the applicant what the feedback has been regarding the design up to this point.

Mr. Hertel responded that the design has been reviewed with district staff and administration with no objections.

Mr. Watkins added that the bond oversight committee has been presented to as well as concepts shown at open enrollment in the Spring, also with no objections.

Todd Woolsoncroft commented on the deliberate design of control joints.

Todd Woolsoncroft asked for clarification on the proposed lighting. He sees the photometric information for the site, but specifically asked about building lighting.

Mr. Watkins responded that lighting will be installed under all the soffits.

Mr. Hertel added that all lighting will comply with applicable codes that set forth the requirements in regards to reach.

Les Mangus stated that this project has queued up some potential improvements along Andover Road including a center turn lane and right turn lane into the high school site. This will require sidewalk alterations, which explains the landscape void indicated in the drawings.

Dennis Bush asked if there was any indication of a timeline for these improvements.

City Administrator Mark Detter responded that the district superintendent has indicated that he would like to see this work done while the remainder of the project is being completed.

Mr. Hertel asked if these improvements would impact the bridge to the north of the site.

Les Mangus responded that it will not.

Dennis Bush stated that with the relocation of the BCCC students, traffic should not increase to this particular site.

Les Mangus responded that they have asked for traffic circulation patterns and projections to gauge the impact and changes to peak traffic times.

Todd Woolsoncroft asked Les Mangus about breaks in regards to parking spots.

Les Mangus responded that current guidelines call for breaks every 15 parking spots. He indicated that there are a few runs on this site longer than 15, which was discussed with the district. The breaks create maintenance issues in regards to quick snow removal and difficulty growing landscaping near walkways.

Dennis Bush asked about irrigation for landscaping.

Mr. Hertel indicated that no irrigation was planned, with exceptions to the front of the buildings where some irrigation will be installed.

Mike Warrington asked whether the site will be surface drained.

Pat Baer responded that a comprehensive underground storm sewer system is planned for the site. Existing detention along the north and east of the site will be utilized. The north drive is the only portion that will surface drain directly into the current north detention.

City Engineer Steve Anderson stated that utilities, access, circulation and other engineering items will receive further assessment during the platting process. A traffic engineer is currently assessing the traffic impacts and relation to the recent TEAP study completed. He indicated that the City is in contract with MABCD for plan review and inspection, but the Site Plan Review Committee must take action before MABCD can issue any sort of permit.

Todd Woolsoncroft asked about the plan for signage.

Mr. Watkins responded that signage is to be determined. The district is undergoing some branding exercises that will dictate any signage decisions. Signage will be brought back to the committee when drawings/concepts are completed.

Todd Woolsoncroft made a motion, seconded by Mike Warrington, to approve SP-2018-09 as presented with the understanding that they will come back for a discussion of signage at some point in the future. Motion passed 4/0.

Member items.

Dennis Bush commented on the site at 159th St. E. and US 54/400, specifically in regards to the storage containers, trailers, 55 gallon tanks, etc.

Don Kimble indicated that he has concerns regarding the aesthetic state of the property as well.

Les Mangus responded that the City Council continues to approve temporary use permits for the site.

Adjourn.

Dennis Bush adjourned the meeting at 6:36pm.

Respectfully Submitted by,



Lance Onstott
Stormwater/GIS/Planning Technician

Approved this 4th day of September, 2018 by the Site Plan Review Committee, City of Andover.