



PLANNING & ZONING
1609 E. CENTRAL AVE.
POB 295
ANDOVER, KS 67002
316.733.1303

SITE PLAN REVIEW COMMITTEE MINUTES
JULY 2, 2019 | 6:00pm
ANDOVER CENTRAL PARK LODGE | 1607 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson Doug Allison called the meeting to order at 6:00pm.

2. ROLL CALL

Committee members in attendance: Chairperson Doug Allison, Don Kimble, Nate Hinson and Greg Schneider. Brandon Wilson and Todd Woolsoncroft were absent. Staff in attendance: Mark Detter; City Administrator; Les Mangus, Director of Public Works & Community Development; Steve Anderson, City Engineer & Building Official; DJ Gering, Management Intern; and Lance Onstott, Stormwater/GIS/Planning Technician.

3. APPROVAL OF THE MINUTES OF THE JUNE 4, 2019 MEETING

Greg Schneider made a motion to approve the minutes of the June 4, 2019 meeting as presented. Motion seconded by Chairperson Allison. Motion carried 4/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. SP-2019-09 - REVIEW AND APPROVE THE FINAL SITE PLAN FOR THE ANDOVER DANCE ACADEMY GENERALLY LOCATED AT 1108 NORTH ANDOVER ROAD, ANDOVER, KANSAS

Brad Teeter, SPT Architecture, was in attendance to represent the application.

Mr. Teeter introduced the project as an 80'x70' pre-engineered building. The drive access off Andover Road has been shifted north to the adjacent lot. An agreement with that owner is completed. All internal sidewalks connect with offsite sidewalks. There is additional space on the lot for future expansion. A concrete flume has been added along the east property line. The flume will go under the sidewalk, and a grate will be installed. Lighting and signage details have been provided. The landscape plan includes a 3' berm along Andover Road. Additional shrubbery has also been included, of which is depicted on the landscape count.

Chairperson Allison asked if staff was okay with the proposed grading.

Les Mangus confirmed staff's acceptance.

Don Kimble asked if all staff comments have been resolved.

Les Mangus confirmed comments have been resolved.

Nate Hinson asked if the site includes four condensers, and asked if they are to be screened.

Mr. Teeter confirmed the four condensers and also confirmed they are screened with landscaping.

Don Kimble made a motion to approve SP-2019-09 as presented. Motion seconded by Nate Hinson. Motion carried 4/0.

6. **SP-2019-10 - REVIEW AND APPROVE THE SITE PLAN FOR THE USD 385 – CENTER FOR ADVANCED PROFESSIONAL STUDIES GENERALLY LOCATED AT 1401 WEST 13TH STREET, ANDOVER, KANSAS**

Troy Hertel, SJCF Architecture; Michael Meyer, SJCF Architecture; Pat Baer; Baughman & Co.; and Troy Sanders, Icon Structures Inc., were in attendance to represent the application.

Mr. Hertel presented the project. The location is adjacent to the new Meadowlark Elementary School.

Mr. Meyer presented the exterior finishes. The primary material is a 4x4 brick, similar to the Meadowlark Elementary School. Rooftop mechanical penthouse will utilize composite panels.

Don Kimble asked if the staff comment regarding the monument sign being located within a utility easement has been addressed.

Mr. Meyer indicated that the monument sign has been removed from the project.

Les Mangus asked if there will be wall signage.

Mr. Meyer responded that no wall signage is planned.

Greg Schneider made a motion to approve SP-2019-10 with the following condition: 1) remove monument sign from the project. Motion seconded by Nate Hinson. Motion carried 4/0.

7. **SP-2018-11 - REVIEW AND APPROVE THE SITE PLAN FOR THE ANDOVER CENTRAL MIDDLE SCHOOL GENERALLY LOCATED AT 903 EAST CENTRAL AVENUE, ANDOVER, KANSAS**

Troy Hertel, SJCF Architecture; Michael Meyer, SJCF Architecture; Pat Baer; Baughman Co.; and Troy Sanders, Icon Structures Inc., were in attendance to represent the application.

Mr. Hertel presented the project that consists of four small building additions and relocation of a trash enclosure. The onsite circulation is being revised as recommended by the completed traffic study.

Chairperson Allison asked for details regarding the onsite circulation.

Mr. Hertel stated that the pick-up/drop-off location and queuing lane will be at the rear of the building, and the buses will utilize the front. The rear lane access will be one-way with the entrance from Central Ave. and the exit at Shay Rd.

Mr. Baer added that additional queuing will be available for vehicles on Stadium Dr., which will be accessed from Yorktown Pkwy.

Chairperson Allison asked if "Building C" encroaches into the utility easement.

Mr. Baer responded that the utility easement will be realigned as part of the replatting of the property.

Chairperson Allison asked about the landscape plan.

Mr. Baer indicated trees are planned in addition to berms.

Don Kimble stated that the six trees planned is too few. He would like to see some landscape design at the site.

Chairperson Allison asked if staff comments regarding the sidewalks have been addressed.

Les Mangus confirmed that staff comments have been addressed.

Don Kimble made a motion to approve SP-2019-11 as presented, with the following condition: 1) landscaping design be submitted for approval by staff. Motion seconded by Nate Hinson. Motion carried 4/0.

8. SP-2018-12 - REVIEW AND APPROVE THE SITE PLAN FOR THE ANDOVER MIDDLE SCHOOL LOCATED AT 1628 NORTH ANDOVER ROAD, ANDOVER, KANSAS

Troy Hertel, SJCF Architecture; Michael Meyer, SJCF Architecture; Pat Baer, Baughman Co.; and Troy Sanders, Icon Structures Inc., were in attendance to represent the application.

Mr. Hertel presented the project. Exterior materials for the additions will match existing. The onsite circulation will also be revised based on the recommendations from the completed traffic study. The pick-up/drop-off lanes will be at the rear of the buildings and the buses at the front. The existing drive to the middle school will be realigned with Allison St. The intersection will also be signalized.

Les Mangus indicated no lighting is provided for the existing staff parking at the middle school. There is a void in the parking lot lighting north of the building. It would seem some existing fixtures are not included on the plan.

Mr. Hertel responded that they can take a closer look at the lighting plan to ensure existing fixtures are being depicted on the plan.

Greg Schneider made a motion to approve SP-2019-12 as presented, with the following condition: 1) clarify the lighting plan on the existing parking lots. Motion seconded by Nate Hinson. Motion carried 4/0.

9. MEMBER ITEMS

A discussion was held regarding the screening of the Westar facility at 13th St. and Andover Rd.

Nate Hinson asked who at the City would he contact to get a street sign installed at Andover Rd. and Harry St. There is one currently, but it may be better to have another one or increase the size of the current one.

Les Mangus responded that he would have the Street Superintendent go take a look.

10. ADJOURN

Meeting adjourned at 6:42pm.

Respectfully submitted by:



Lance Onstott
Stormwater/GIS/Planning Technician

Approved on the 6th day of August, 2019 by the Site Plan Review Committee, City of Andover.