



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

SITE PLAN REVIEW COMMITTEE MINUTES

OCTOBER 3, 2019 | 6:00pm

****RESCHEDULED FROM OCTOBER 1, 2019****

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, Greg Schneider, Nate Hinson and Todd Woolsoncroft. Brandon Wilson and Don Kimble were absent. Staff in attendance: 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 SEPTEMBER 3, 2019 MEETING

Greg Schneider made a motion to approve the minutes of the September 3, 2019 meeting as presented. Motion seconded by Todd Woolsoncroft. Motion carried 4/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. SP-2018-09 – REVIEW OF THE ANDOVER HIGH SCHOOL & MIDDLE SCHOOL GENERALLY LOCATED AT 1744 NORTH ADNOVER ROAD, ANDOVER, KANSAS

Troy Hertel, SJCF Architecture, was present to represent the application.

Mr. Hertel stated they have made some revisions to the west parking lot at Andover High School. The drive between the high school and middle school has been removed. A trash enclosure has been added.

Todd Woolsoncroft asked if the trees have been moved to accommodate the revisions.

Mr. Hertel indicated the trees have been depicted along the perimeter and within the parking lot islands. The tree count has not changed from the original plans.

Todd Woolsoncroft asked for the trash enclosure materials.

Mr. Hertel stated that it is brick and block construction that matches the middle school.

Nate Hinson asked for a description of the route a trash truck will use to access the site.

Mr. Hertel detailed the route. A civil engineer used a template to ensure that it was feasible. They want to keep the trash enclosure as close to the kitchen as possible.

Todd Woolsoncroft asked if the parking lot islands will be irrigated.

Mr. Hertel confirmed they will be irrigated.

Todd Woolsoncroft made a motion to approve SP-2018-09 as presented. Motion seconded by Nate Hinson. Motion carried 4/0.

6. SP-2019-14 – REVIEW OF THE HOPE COMMUNITY CHURCH EXPANSION GENERALLY LOCATED AT 1831 EAST 21ST STREET NORTH, ANDOVER, KANSAS

Scott Ramser, WDM Architects, was in attendance to represent the application.

Mr. Ramser introduced the revisions to the parking lot. There are two proposed parking lot layouts, and they are evaluating the costs of each. He detailed the landscaping requirements and the plan to meet the requirements. They are adding 95 parking spaces to the existing 196 for a total of 291. He presented the circulation plan. No circulation conflicts are expected, as the church has spread out service times to not mix incoming and outgoing traffic. No queuing on 21st St. has ever been experienced. Factoring in potential annual growth of 5% results in 6-7 additional cars per year. They plan on widening the lane coming into the property from 21st St. to further protect against off-site queuing. The lighting plan was presented. Exterior materials were chosen to make the new building stand out more than the existing while remaining complimentary.

Chairperson Allison questioned some of the color choices.

Mr. Ramser replied that the colors were chosen to make the new building pop while remaining complimentary to the existing building.

Chairperson Allison asked about the proposed stone.

Mr. Ramser indicated that the limestone will be generally rectangular but of varying sizes.

Nate Hinson stated that the revisions generally comply with the Committee's comments during the preliminary review. The traffic circle remains somewhat awkward.

Mr. Ramser detailed the two parking lot options including landscape changes. He asked for the ability to choose either depending on costs. Both plans will include berms around the parking lot.

Steve Anderson recognized the widening of the access from 21st St. as a method for preventing vehicle queuing on 21st St. The separation of vehicles and pedestrian circulation is always the goal.

Nate Hinson made a motion to approve SP-2019-14 as presented. Motion seconded by Greg Schneider. Motion carried 4/0.

7. MEMBER ITEMS

Nate Hinson announced his resignation from the Committee. He offered to stay on until a replacement could be found.

8. ADJOURN

Meeting adjourned at 6:48pm.

Respectfully submitted by:

A handwritten signature in blue ink, appearing to read "Lance Onstott", with a stylized flourish at the end.

Lance Onstott
Stormwater/GIS/Planning Technician

Approved on the 5th day of November, 2019 by the Site Plan Review Committee, City of Andover.