

CITY OF ANDOVER  
SITE PLAN REVIEW COMMITTEE  
February 6, 2007  
**MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, February 6, 2007 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:00 p.m. Members present were, David Martine, Don Kimble, and Clark Nelson. Others in attendance were Les Mangus Director of Public Works and Community Development, Deborah Carroll Administrative Secretary, and Jeff Bridges City Clerk/Administrator. Members absent were Larry Crouse and Jason Mohler.

Call to order

**Review the minutes of the Site Plan Review Committee meeting of January 2, 2007.**

Review the minutes of the Jan. 2, 2007 SPRC

*David Martine made a motion to approve the minutes as presented. Don Kimble seconded the motion. Motion carried 4/0.*

**Communications:**

Communications

**Review the City Council minutes from the December 27, 2005 and January 10, 2006 meetings.** The minutes were received and filed.

**Review the minutes of the January 17, 2006 Planning Commission Meeting.** The minutes were received and filed.

**Review the Potential Residential Development Lot Report.**

**Staff Comments:** Jeff Bridges said that Larry Crouse's father passed away over the weekend.

**SP-2006-17: Review the site plan for the Andover United Methodist Church parking lot located at 1429 N. Andover Road.**

SP-2006-17:  
Review the site plan for the Andover United Methodist Church parking lot located at 1429 N. Andover Road.

From Les Mangus memo: The proposed Parking Lot Addition for the Andover United Methodist Church has been revised to reflect the Committee comments from the preliminary review. Staff supports the plan as submitted with the addition of lighting to the driveway north to Waggoner Street.

Brent Thomas with Baughman Company presented the revised

plans and represented the Methodist Church. He stated additional row of parking to the south was added along with the landscape plan. Brent stated that Andover Road as it rises away from the parking lot does not need screening. There will be shrubs and deciduous trees added along Main Street to the west. The revised plan shows what was approved in 2004. Additional lighting has been added to the south side of the parking lot to meet requirements.

Les Mangus asked about lighting the driveway out to Waggoner Street. Brent stated the 2004 approved plan did not require lighting along that drive. The applicant is proposing this to be an entry drive only that will be entered only during daylight hours and exited from the parking lot onto Main Street.

Don Kimble asked why the entire approved plan of 2004 was not installed. It was stated they were waiting for the parking lot to be built. Don asked if the north/south entry drive would change. Brent said it will be replaced with paving, curb & gutter, and drainage improvements.

David Martine asked why they do not want to light the drive because the drive entry is off Andover Road which makes it more of a main access. Brent continued to state the parking lot will be entered during daylight hours only.

Don Kimble asked how wide the drive is. Brent said 15'- 16' wide. Don asked about the 20' minimum one-way-drive rule and said this drive is not drawn as 20' wide. Brent stated one way signs are in place. General discussion continued.

David Martine asked Les how to light a driveway that is only 16' wide. Les said special fixtures would have to be used. There is currently a street light at the corner of Waggoner and Andover Road. Les stated the 20' minimum one-way-drive rule is a Site Plan Committee Policy.

Don Kimble wants to have this case voted on tonight so their project can move forward. He was concerned about the plans that were just submitted at the meeting tonight.

David Martine asked what was changed between the plan in his packet and the one received tonight. Brent said the landscape plan along the entry drive from Waggoner has additional shrubs. Les reminded the members, this original plan was submitted with the understanding it would be built in phases.

After continued discussion, David Martine said the bottom line is safety to the project and consistency between applicants. He said this is a nice plan.

*Don Kimble made a motion to approve this plan as presented with the following conditions:*

1. *Light the driveway off of Andover Road.*
2. *Staff approval of the width of the driveway.*
3. *Plants shown on the original 2004 plan be drawn on the revised site plan.*

*Clark Nelson seconded the motion. Motion carried 4/0.*

**SP-2006-24: Review the site plan for the Palomino Grill located at 1400 W. Terradyne.**

SP-2006-24:  
Review the site plan for the Palomino Grill located at 1400 W. Terradyne.

From Les Mangus memo: The proposed monument sign for the Palomino Grill at the Terradyne Clubhouse has been revised to be in compliance both in size and location with the Zoning Regulations. Staff supports the plan as submitted.

Byron West from TriMark Signworks represented the applicant. He explained this sign is proposed to be a 16 square foot monument sign with aluminum faced lettering, routed out with a white plex backer. The sign will be internally lit. This will be a double face sign. The location is planned to be built 80' inside 159<sup>th</sup> Street and 40' back from the street. He also submitted a landscape plan for the sign area.

There was general discussion about the site chosen for the sign. Les said the zoning regulations do not allow off sight signage. He also explained the property being 1 contiguous parcel and 1 zoning lot. Les said when the townhouses are built in this area, title will be passed only if the PUD is amended to allow the off site sign, or extend an easement from the clubhouse property over to the sign to give it some right. The townhouse project at this point is conceptual.

Les then explained this is a special circumstance because these groups of businesses have no arterial frontage and no visibility. The existing hotel rooms are being converted to office suites. The owner is planning a future monument sign.

*Don Kimble made a motion to approve this sign plan as submitted with the condition that the Junipers be changed to 5 gallon size. David Martine seconded the motion. Motion carried 4/0.*

**SP-2007-01: Review the site plan for the new USD #385 Elementary School located at the southeast corner of South Pattison Street and South Yorktown.**

SP-2007-01:  
Review the site  
plan for the new  
USD #385  
Elementary  
School located  
at the southeast  
corner of South  
Pattison Street  
and South  
Yorktown.

From Les Mangus memo: The proposed site plan for the Andover Elementary School #3 is the third rendition of this plan, which is being used both in the Cornerstone location on 159<sup>th</sup> Street and a location just west of 159<sup>th</sup> St. in Sedgwick County. The only unanswered Staff Comment is the height of the pole light standards; a generic note implies 30' maximum height. Staff supports the plan as submitted.

James Nightingale of Howard & Helmer Architects, Randy Davis Landscape Architect from MKEC, and Tom Ostrander Assistant Superintendent of USD 385 presented the plans. There have been meetings between the school district and the YMCA concerning co-use of some areas. James stated the 5,000 square foot gymnasium area will be designated a FEMA tornado shelter. The school will be brick color with a sea foam green metal roof.

Les had a question about the lighting plan which shows maximum pole height as 30'. James said the poles will be 30' height in the front of the school and 18' on the side and rear to achieve the cutoff. On the landscape plan for this school, there is no room for berms but a row of Sumac's has been added instead as well as sidewalks with curb cuts.

Les asked if they expected to have the crosswalk at Yorktown to be a controlled intersection. The applicants were not sure.

There was discussion about the 8' sidewalk that will continue ½ mile west through the Cloud City Commercial area. This makes it more important for the controlled crosswalk.

Don Kimble was unhappy there was no color material design board submitted. He stated this is a requirement for all site plans. James showed Don a roof color selection chart which Don said did not help.

Don also felt the trash enclosure by the kitchen needs additional bushes for screening.

Jeff Bridges asked why the school site was planned so far to the north on the property instead of leaving the open space. James said this was designed to separate the parent and bus drop off areas.

The plan is designed to maximize the playground areas.

There was discussion about the grade of the playground from 2%-4% and about the parent drop off area holding 30 cars. Les stated 152 total parking spaces are being provided which does not include the drop off areas. Jeff is concerned some of the open space will be lost when the YMCA builds the aquatic center.

Clark Nelson was impressed by the close cooperation between the city staff, school district and YMCA.

Jeff Bridges asked if this site will be fenced. James said the playground area is fenced and it will be closed off during recess with access to the YMCA.

*David Martine made a motion to approve this site plan with the condition of plantings be added around the trash enclosure. Don Kimble seconded the motion. Motion carried 4/0.*

**SP-2007-02: Review the sign plan for the Andover High School located at 1744 N. Andover Road.**

SP-2007-02:  
Review the sign plan for the Andover High School located at 1744 N. Andover Road.

From Les Mangus memo: The proposed replacement of the monument sign at Andover High School and the bulletin board sign at the Andover Middle School are exempt from regulations for the R-2 Zoning District, but require site plan approval. Staff supports the plans as submitted.

Byron West of TriMark Signworks and Chris Hammond presented the plan. Byron said this will replace the existing pole sign with a sign cabinet with electronic message center. The faces on the top and bottom will be plastic. The sign will be 4' x 10'.

David Martine asked if the address will be on it. Byron said it could. Chris Hammond said there is a monument sign in front of this one that has the address on it. They plan to reface it with brick and to have the address on it.

David Martine asked if the Trojan head needed to be so large. Byron said it is 3 ½' wide and 4' tall. There was discussion about the size of the school logo. Consensus of the members was to reduce the Trojan by 20%.

*Don Kimble made a motion to approve this sign plan with the condition that the Trojan head logo be reduced by 20%. David Martine seconded the motion. Motion carried 4/0.*

Chris Hammond then discussed the replacement of the championship sign currently located by the Conoco station. It needs to be updated because no more can be added without damage from the mowers. They would also like it moved closer to the high school. She said it would be 5'x 8' with poles of 6 ½ feet tall.

Don Kimble asked Chris to call out on the plan that the frame and poles are white. Don also asked for some flowers to be planted under this sign. David Martine stated he will be donating the plants for this project.

*Don Kimble made a motion to approve the sign as submitted with condition of staff approved landscaping under the sign. Clark Nelson seconded the motion. Motion carried 4/0.*

**SP-2007-04: Review the Preliminary Site Plan for the new Andover Public Library to be located at 1607 E. Central.**

SP-2007-04:  
Review the  
Preliminary Site  
Plan for the new  
Andover Public  
Library to be  
located at 1607  
E. Central.

Doug Allison stepped down as Chairman of the meeting and David Martine stepped up as the acting Chairman at 7:05 p.m.

Doug Allison from Wilson, Darnell, Mann Architects presented the plans. He also showed the Master Park Plan that was designed by Rice Foster. Doug explained the proposed round about to be built at the entrance of the park on Central as a focal point. There will be 50- 55 parking spaces for library patrons and a drive-up book drop available on the site.

After continued general discussion, David Martine stated this library structure design did not tie into the existing park area. David stated he would contact the Mayor about his feelings on this.

Clark Nelson was concerned about the Site Plan Review Committee not having access to this design until after the architect was 90% done with the project. He did not believe this is the correct order of approval for buildings. Doug Allison stated there was never intent to avoid the Site Plan Review process. Clark stated he would contact the Mayor also about this issue.

Don Kimble said it is proper procedure to obtain Site Plan approval prior to hiring the engineer. Don also did have concerns about this design for a building in Central Park. Discussion continued until 8:20 p.m.

Consensus of the committee was that this building design is inappropriate for the existing park site and did not think it would tie in with future development of the City Hall.

*There was no formal action taken on this Preliminary Site Plan.*

**Member Items:**

**Member Items**

Doug Allison - none

Jason Mohler - absent

David Martine - none

Don Kimble – Asked for the Cedar Pines clubhouse building put a 6’ cedar fence around the trash dumpster. Jeff Bridges said he would look into it.

Larry Crouse - absent

Clark Nelson - none

*David Martine made a motion to adjourn the meeting at 8:25 p.m. Adjourn*

*Clark Nelson seconded the motion. Motion carried 4/0.*

Respectfully Submitted by

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Deborah Carroll

Administrative Secretary

Approved this 6<sup>th</sup> day of March 2007 by the Site Plan Review Committee, City of Andover.