

CITY OF ANDOVER  
SITE PLAN REVIEW COMMITTEE  
March 6, 2006  
**MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, March 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 Jason Mohler, Don Kimble, David Martine, Larry Crouse, 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.

Call to order

**Review the minutes of the Site Plan Review Committee meeting of February 6, 2007.**

Review the minutes of the Jan. 3, 2006 Site Plan Review Committee.

Chairman Doug Allison asked Don Kimble if the statement on the last paragraph of page 6 was correct. Don stated he was concerned about the building design, but did not say it was inappropriate. Deborah Carroll said she will correct this statement.

*Clark Nelson made a motion to approve the minutes as corrected. Doug Allison seconded the motion. Motion carried 6/0.*

Chairman Allison recommended moving the case for the Andover Library to the end of the agenda. All committee members agreed to this change.

**Communications:**

Communications

**Review the City Council minutes from the January 30, 2007 and February 13, 2007 meetings.** The minutes were received and filed.

**Review the minutes of the February 13, 2007 Subdivision Committee Meeting.** The minutes were received and filed.

**Review the minutes of the February 20, 2007 Planning Commission Meeting.** The minutes were received and filed.

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

**SP-2007-03: Review the sign plan for the proposed Quail Crossing Home Owners Association west entry monument to be located at Browning and 159<sup>th</sup>.**

SP-2007-03:  
Review the sign plan for the proposed Quail Crossing Home Owners Association west entry monument to be located at Browning and 159<sup>th</sup>.

From Les Mangus memo: The proposed monument sign for the 159<sup>th</sup> Street entrance to the Quail Crossing Addition is placed in a Reserve island in the middle of Browning Street. The proposed sign is well within the bulk regulations for the R-2 district, and is placed outside of the vision triangle for the intersection and any future intersection expansion. No new landscaping materials are planned. Staff supports the plan as submitted.

Allen Brown represented the Quail Crossing Home Owners Association presented their sign plan. He said this proposal is for an entry monument into the 163 home community.

Jeff Bridges asked if 159<sup>th</sup> is to be widened to 4 lanes in the future, would this sign need to be moved. Les Mangus said no, it is 45 feet from the edge of the curbed road to the front of the median. This is also a platted reserve.

Larry Crouse asked about the statement on the plans for “repair to landscape by Homeowners Association”. Allen Brown said some shrubs will be removed and replaced with low ground cover around the front of the sign. Existing plants will not be unnecessarily disturbed. Larry Crouse said he wants to see a plant list.

*David Martine made a motion to approve this sign plan as presented. Larry Crouse seconded the motion. Motion carried 6/0.*

**SP-2007-05: Review the Tae Kwon Do sign plan located at 229 N. Andover Road, Suite 600.**

SP-2007-05:  
Review the Tae Kwon Do sign plan located at 229 N. Andover Road, Suite 600.

From Les Mangus memo: The existing wall sign for the ATA Tae Kwon Do facility is within the bulk regulations for the B-3 district. The sign was placed without approvals or permits. Staff supports the plan as presented.

Ken Pham of Freestyle Sign Company in Wichita presented the wall signage plan. He stated the sign has been installed for some time because he did not realize he needed to apply to the Site Plan Review Committee.

David Martine asked if he had installed signage in Andover before. Ken said he built the Express Inn sign.

*Larry Crouse made a motion to accept this sign plan as presented. David Martine seconded the motion. During discussion, Deborah Carroll stated the Site Plan Review application fee of \$50 has not been made yet. Larry Crouse amended his motion to include the condition "pending payment of the Site Plan application fee". David Martine seconded the amended motion. Motion carried 6/0.*

**SP-2007-06: Review the sign plan for the Montana Hills 2<sup>nd</sup> entry monument to be located in Reserve C of Montana Hills 2<sup>nd</sup> Addition. (Southeast corner of Harry Street and South Logan Pass)**

SP-2007-06:  
Review the sign plan for the Montana Hills 2nd entry monument

No applicant was present at 6:10 p.m. Members agreed to table this item until later in the meeting to see if the applicant arrives.

**SP-2007-07: Review the site plan for the proposed remodeling of the Butler Community College 5000 building located at 715 E. 13<sup>th</sup>.**

SP-2007-07:  
Review the site plan for the proposed remodeling of the Butler Community College 5000 building located at 715 E. 13th.

From Les Mangus memo: The proposed interior remodeling of additional classroom and office space in the BCC Building 5000 necessitates additional parking. The proposed parking addition does not complete the entire area shown in the approved preliminary plan, but is more of a stop gap measure until the major project is undertaken at a later date. The parking calculations provided meet the requirements of the variance granted by the Board of Zoning Appeals. Staff supports the plans as submitted.

Marvin Dodson, Director of Facilities Management for Butler Community College stated Vince Hanes of PKHLS Architects is on his way. Marvin answered questions of the committee.

Larry Crouse asked if this additional parking area is a stop-gap measure until the major project is undertaken and if so, when will it start. Marvin projects this work will begin in a year or 2 to include a student union.

Jeff Bridges asked for the status of the Advanced Technology Center. Marvin said it is on hold. The parking lot will be the next phase of work and the student union next and the Advanced Technology Center following those.

David Martine asked if there will be exterior changes to the building. Les said this is a conversion of warehouse space to offices for instructors and a couple of classrooms. General

discussion continued about the progression of this project.

Don Kimble asked if in Phase 2 part of this parking lot would be removed and replaced with landscape. Marvin said that is true and added they are working with MKEC on the development of the landscaping plans.

Don Kimble said the college did a good job on Phase 1 and the community will be excited about the continuing phases.

*Larry Crouse made a motion to accept this site plan as presented. Clark Nelson seconded the motion. Motion carried 6/0.*

At 6:20 p.m. Doug Allison stepped down as Chairman to present the Andover Public Library plans. David Martine stepped up as acting Chairman.

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

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

From Les Mangus memo: The proposed site plan for the Andover Public Library was reviewed as a preliminary at the last meeting. The designer has completed the details necessary for final site plan review. There is some debate with the owner about deleting the north book drop loop until a later phase after the roundabout and additional paving are constructed with the future City Hall project. No changes have been made to the plan from the comments from the preliminary review.

Doug Allison and Dan Wilson of Wilson Darnell Mann represented the Andover Public Library and showed a 3-D imagery presentation of the proposed building design and elevations. Doug stated this presentation is the same information submitted at the last meeting just in digital format. Material samples were also presented to the Committee. Doug said the stone and exterior materials chosen for the library will blend in with the existing Central Park Lodge and other amenities. The WDM in-house design review committee process was explained. Discussion continued about the following issues:

- ❖ Rice-Foster master plan for the Andover Central Park Civic Center.
- ❖ Focal point inside the round about of clock tower or sculpture monument will be 5-10 years out.
- ❖ A few more parking spaces than required are planned.
- ❖ Paved lane to book drop is on hold.
- ❖ Trash enclosure is to be moved from the location shown on

the plan and is open to discussion. Don Kimble suggested a stone enclosure which may be moved at a later time.

- ❖ Explanation of site grading plan. Les said this will be dry detention.
- ❖ Choice of natural grasses (Buffalo & Fescue) and the maintenance of it. Discussion of a border between types of grasses. Deciduous, evergreen and ornamental trees will be planted. Larry Crouse suggested Austrian Pine to replace the Scotch and White Pines shown on the plans. Low plantings around the building.
- ❖ Covered outdoor café space and gallery areas. The design is different and fun.
- ❖ Storm shelter area will be built into the west end of the building.
- ❖ Copper shingles and appearance after weathering. Les asked if the aging of the copper could be stopped at any point. Dan said yes it can be.
- ❖ Library signage will be brought back to the Site Plan Committee at a later date for approval.
- ❖ Discussion about the eyebrow sun shading over the high windows. Don Kimble liked them but thought they were bland on the rendering. He made suggestions to make them more fun.
- ❖ Continued discussion about the blue tile entrance wall.
- ❖ Quantity of landscaping on the west side of the building.

Clark Nelson commended Doug Allison and Dan Wilson for the improved presentation. Clark said he is still concerned as is the City Council about the blue wall. Clark stated the Site Plan Review Committee is comprised of professionals and he believes their judgment both professionally and subjectively should be taken into account in evaluating a plan. He said this committee operates better than any other committee in the City of Andover without personal agenda or politics included in their decisions. He said he likes the idea of lowering the blue wall or including a water feature at the entrance of the library.

Don Kimble said the trash enclosure has been relocated to the best location at this time and acknowledges it can be moved at a later date if necessary. He also recommended using the same stone from the building for the trash enclosure which will tie into the wains cot of the building.

Don Kimble would like the blue wall to be either lighter in color or shorter in height. Discussion continued.

David Martine said he appreciated the revised presentation but still does not like the blue wall. Dan Wilson said the blue wall is the fun part of the design.

Jason Mohler was concerned about the detention area. Doug Allison said the volume has already been accounted for as if there was paving.

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

- 1. Tree variety changed on the plant schedule from White & Scotch Pine to Austrian Pine.*
- 2. Additional plants on the west side of the building to break up the massive wall.*
- 3. Trash enclosure to be made of matching stone and wains cot.*
- 4. Reconsideration of the blue wall to be lighter in color or lower in height, or to include a water feature.*
- 5. Return to the Site Plan Review Committee with the new elevation if changes are made.*

*Larry Crouse and Jason Mohler seconded the motion. After continued discussion until 7:32 p.m., motion carried 5/0.*

**SP-2007-06: Review the sign plan for the Montana Hills 2<sup>nd</sup> entry monument to be located in Reserve C of Montana Hills 2<sup>nd</sup> Addition. (Southeast corner of Harry Street and South Logan Pass)**

From Les Mangus memo: The proposed entry monument sign for the Montana Hills 2<sup>nd</sup> Addition is a replica of the existing sign for the first phase. The proposed sign exceeds the 10 foot maximum height allowed in the R-2 district. A variance has been applied, but not yet heard by the Board of Zoning Appeals. Staff supports the plan as submitted, contingent upon granting of the variance of the maximum height.

Amanda Michel of Devlin Enterprises explained the sign plan and offered to answer questions of the members.

Larry Crouse asked if a variance application is in process for this sign. Amanda said this sign will match the existing ones built at the entrance of Phase 1 of the Montana Hills development and the sign height variance will be heard by the Planning Commission at its next meeting March 20<sup>th</sup>.

*Larry Crouse made a motion to approve the sign plan as*

SP-2007-06:  
Review the sign  
plan for the  
Montana Hills  
2nd entry  
monument to be  
located in  
Reserve C of  
Montana Hills  
2nd Addition.  
(Southeast  
corner of Harry  
Street and  
South Logan  
Pass)

*presented pending approval of the variance application. Clark Nelson seconded the motion. During general discussion, Don Kimble said he does not agree with any signage approval outside of the existing sign regulations. Les said the existing monuments in Phase 1 and proposed Phase 2 entrance will be about 400 feet apart. Clark Nelson did not think the Phase 1 signs are offensive. Motion carried 5/1 with Don Kimble in opposition.*

**Member Items:****Member Items**

**David Martine-** Submitted the first page of the Site Plan Criteria to remind the committee of the purpose of the committee.

**Don Kimble** – Suggested revisiting the checklist from the Criteria from time to time.

**Jason Mohler-** Has begun a draft of his own checklist. Les said there is an actual checklist about aesthetics in the Criteria booklet.

**Doug Allison-** Thanked the committee for being open minded about the revised presentation.

**Larry Crouse** – Thought it would be helpful to have a copy of the Site Plan Review Criteria when reviewing plans. Deborah is to include a copy in the next packet.

**Jason Mohler-** Asked for information about the appropriate time to hire the civil engineer. Don Kimble said his company waits for Preliminary Site Plan approval.

**Clark Nelson-** Said he would appreciate Site Plan approval before submittal to the City Council.

**Doug Allison-** Said this process was done to get the project out to bid as early as possible, but in hindsight would have done things differently.

*Clark Nelson made a motion to adjourn the meeting at 7:42 p.m. David Martine seconded the motion. Motion carried 6/0.* Adjourn

Respectfully Submitted by

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Deborah Carroll  
Administrative Secretary

Approved this 3<sup>rd</sup> day of April 2007 by the Site Plan Review Committee, City of Andover.