

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
April 3, 2007
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, April 3, 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, 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. Member absent was Jason Mohler

Call to order

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

Review the minutes of the Mar. 6, 2007 Site Plan Review Committee.

Larry Crouse made a motion to approve the minutes as presented. Don Kimble seconded the motion. Motion carried 5/0.

Communications:

Communications

Review the City Council minutes from the February 13, 2007 and February 27, 2007 meetings. The minutes were received and filed.

Review the Subdivision Committee minutes from the March 13, 2007 meeting. The minutes were received and filed.

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

Review the Potential Residential Development Lot Report.

SP-2002-11: Review the amendment to the approved landscaping plan for Folger's Gymnastics located at 121 E. King Street.

SP-2002-11: Review Folger's Gymnastics

Chairman Allison asked if the applicant was present. Les said no one was here yet for this case. The Chairman moved this item to later in the agenda.

SP-2007-08: Review the sign plan for Sonic restaurant to include an electronic sign located at 331 N. Andover Road.

SP-2007-08:
Review the
sign plan for
Sonic
restaurant to
include an
electronic sign
located at 331
N. Andover
Road.

From Les Mangus memo: The proposed amendment to the signage plan for the Sonic Drive-in is limited to the replacement of a changeable message board to an electronic message board. The owner is aware that the Zoning Regulations prohibit moving or flashing messages, so the changes will be limited to periodic changes from one screen to another. Staff supports the change as submitted.

Brian Kirkland of Miracle Signs said this electronic sign will be like the new one in Rose Hill. He said the existing plastic lettering sign will be replaced with a full-color message board that changes the message every 3- 6 seconds. They would like to begin installation within the next 2 weeks. The sign will be a wireless Kodak LED high resolution sign. The proposed sign gross area will be close to the size of the existing sign but the weight of the new sign will be greater.

Don Kimble asked if the sign would be 2 sided. Brian said yes it would be.

David Martine asked if there is any way to control this sign from looking like a TV. Brian said this can be controlled by Sonic and that this sign will not be a streaming video. Brian said brightness and content issues can be resolved with the store manager by e-mail or phone call.

Doug Allison said the Zoning Regulations prohibit moving or flashing messages. Les said the message could change like the bank signs do, but it cannot be a streaming video that is constantly moving. Brian said some previous cities have regulated the brightness and content of their Sonic signs.

Doug Allison was concerned that once this sign is installed; there will be no further control over it. Brian said this sign is capable of 16 million colors, but they will not all be utilized. He did admit the sign would be bright, but the content would only be of Sonic products or community events. Brian said content control would be the same as with Walgreen's or the banks in town.

General discussion continued about potential controls, foot-candle ratings, and lengthening the time period of message changes.

Clark Nelson said it is time for Andover to get modern. He further

stated it is not our business to tell companies how to market their product. He added rules should be more flexible along a main street like Andover Road. Larry Crouse agreed with Clark and said that Sonic will self-monitor the content.

Les said the Zoning Regulations state the sign should not cast light into the public street or onto residential property. If the sign is across from or adjacent to residential property, it cannot be illuminated between 11 p.m. and 7 a.m. Brian said it can be turned off when the business is closed. Discussion continued about the potential illumination from this sign.

Larry Crouse stated from the Site Plan Review Criteria that the colors, materials, and lighting of every sign shall be restrained and the harmonious with the building and site to which it principally relates. He believes the proposed sign matches with their building.

Don Kimble made a motion to approve the sign plan as presented with the following condition: 1. The electronic portion of the sign be turned off during the hours of 11:00 p.m. to 7:00 a.m. The motion died for lack of a second.

Don Kimble made a motion to approve the sign plan as presented with the following condition: 1: The electronic portion of the sign will be turned on only during Sonic's normal business hours. Larry Crouse seconded the motion. Motion carried 4/1 with Doug Allison in opposition.

Chairman Allison asked the Committee to return to Agenda Item 5 because the applicant has arrived. The members had no objections.

SP-2002-11: Review the amendment to the approved landscaping plan for Folger's Gymnastics located at 121 E. King Street.

From Les Mangus memo: The proposed changes to the landscaping plan for Folger's Gymnastics is the owner's attempt to rectify the changes in planting materials from the approved plan to actual installation. The proposed changes are in species not quantity of materials. Staff supports the amendment as submitted.

Mark Folger, owner of Folger's Gymnastics requested an amended landscaping plan. He said there is only the change in the 4 varieties of trees from the approved plan. 7 Austrian Pine trees from the original plan. 5 trees have died. 3 have been replaced with the same variety. The other 2 dead trees have been replaced

SP-2002-11:
Review the amendment to the approved landscaping plan for Folger's Gymnastics located at 121 E. King Street.

with an Autumn Blaze Maples and an October Glory Maple. He also said the approved plan showed 3 Red Bud trees. Mark said he has planted 2 Red Bud trees and 1 Autumn Blaze Maple on the amended plan. There was also a pear tree on the approved plan that has been changed to the Autumn Blaze Maple.

David Martine said the original plan was approved in 2002. David asked Mark Folger if he is only replacing and substituting trees. Mark said that is correct.

David Martine asked if the substitute trees meet city requirements. Mark said they should because they have been planted for a couple of years.

Larry Crouse asked why it took 2 years to get approval for the amended plan. Mark said it was because he is finally obtaining his final certificate of occupancy from the City.

Larry Crouse asked if the irrigation system has been completed. Mark said yes it has been done.

David Martine made a motion to approve the site plan as presented. Larry Crouse seconded the motion. Motion carried 5/0.

SP-2007-09: Review the site plan for Poplar Pizza for additional wall signage located at 127 ½ W. Hwy. 54.

There was no applicant present.

SP-2007-09:
Review Poplar
Pizza for wall
signage

SP-2007-10: Review the site plan for the Andover Baptist Church remodeling located at 1043 S. Andover Road.

From Les Mangus memo: The proposed exterior changes to the Andover Baptist Church include the enclosing of a flat roof connection between two building additions with a gabled roof and entry, adding a steeple to the east end of the building, painting the existing building, and installing new roof shingles. Staff supports the proposed changes as submitted.

Jim Murray, Marvin Mosier, and Greg Dressler represented the Andover Baptist Church and presented the site plan.

SP-2007-10:
Review the
site plan for
the Andover
Baptist
Church
remodeling
located at
1043 S.
Andover
Road.

Jim Murray said the church wants to replace the roof and tie it together between the 2 pitched roofs.

Doug Allison asked which shingle sample would be used. Jim said

it would be the Old English.

Jeff Bridges asked if a steeple would be built. Jim said yes.

Don Kimble asked if they would be painting the existing brick. Jim said they would either paint it or side it. Don asked what color it would be. Jim said white.

Doug Allison asked about the trim color. Jim said the guttering would be a dark black or dark color to match the white with grey shingles.

Don Kimble stated the sidewalk from the parking lot up to the building is in bad shape. Don is concerned there is an access issue for handicapped people. Jim said on the east side of the building there is a ramp and handicap access at the front door.

Don Kimble asked the applicants to add some bushes and trees along the front of the existing parking lot as screening. There was discussion about the road improvement to 4-lane in that area and how this would impair planting. Les said the landscape plan should fit the street plan. Jeff Bridges asked if a streetscape plan has been done in that area. Les said not yet and that the city would be purchasing 20 feet of right-of-way for that entire mile.

Don Kimble said he would like to see a formal landscape plan submitted to this committee to screen the parking lot. Jim said that will not be a problem after the road construction is done.

Larry Crouse made a motion to approve the site plan as presented. David Martine seconded the motion.

There was discussion about when the landscape plan should be submitted. No changes were made to the original motion. *Motion carried 5/0.*

SP-2007-11: Review the sign plan for the Presto station located at 514 S. Andover Road.

From Les Mangus memo: The proposed change of canopy signage for the Presto Convenience Store replaces two legal non-conforming Phillips 66 canopy emblems with two Presto signs of similar surface area. Staff supports the application as submitted.

SP-2007-11:
Review the sign
plan for the
Presto station
located at 514
S. Andover
Road.

Byron West of TriMark Signs presented the plans. He said the Presto station is changing from branded gasoline to private. The logo will be changed from the Phillips 66 shields to Presto name.

The shields are 2'x 8' internally lit sign cabinets with the new logo.

Doug Allison asked if the other graphics on the canopy would change. Byron said that may have been changed already to what is shown in the elevations. Les said the colors have changed from brown and red to grey and red.

Chairman Allison asked Byron if he had any further presentations. Byron said there will be a change to the pole signs on the site. The pole sign on the northwest corner of the lot has been removed. What the applicant would like to do is to remove the reader board sign and move the pole sign from the east side of the site to the corner of Andover Road and Kellogg leaving only 1 pole sign for this location on the northwest corner.

Don Kimble asked if Staff still supports this amended application. Les said yes.

Doug Allison asked if any landscaping is planned around the new sign. Byron said none is planned. Les said the base of this sign is at the corner of the pavement and irrigated turf around that. There was general discussion about drilling a pier hole to set the sign.

Doug Allison asked for the distance between the pavement and right-of-way line. Les said there is not much room. Les said the dimensions of this sign will have to be compared to those of the sign permitted in Butler County before it was annexed into the city. Byron said the reader board is 8' to 10' wide. The pole sign being moved is 7' wide.

Don Kimble asked if a reader board would be added to the pole sign. Byron said the pole sign will stay as it is.

Clark Nelson cautioned the applicant not to encroach into the right-of-way line.

Doug Allison said he would like to see a more accurate site plan and landscaping plan.

David Martine asked if the sign will obstruct the vision triangle. Les said no, because the vision triangle would be measured from the edge of the pavement back which should be 30' or more between the edge of the pavement and the pole sign.

Larry Crouse said he would like to see more accurate plans also. Larry said he wants these revised plans submitted to the Site Plan

Review Committee.

Don Kimble made a motion to approve the site plan as presented with the attached pole site amended to include 8 Manhattan Euonymus be planted along the existing paving area adjacent to the sign. Clark Nelson seconded the motion. Motion carried 5/0.

Don Kimble amended his original motion to include the 8 bushes must be 5 gallon size at planting. Clark Nelson seconded the amended motion. Motion carried 5/0.

SP-2007-12: Review the parking lot expansion plans for Pergola Place located at 229 N. Andover Road.

SP-2007-12:

Review the parking lot expansion plans for Pergola Place located at 229 N. Andover Road.

From Les Mangus memo: The proposed amendment to the Pergola Place Site Plan replaces the area reserved for a future mini storage facility with additional parking. The plan would bring the total parking spaces to 112, which would require an additional handicapped accessible space to meet the ADA. Lighting poles are shown along the west edge of the new parking, but no photometrics were provided. No additional landscaping is proposed. Staff supports the amendment conditioned on satisfaction of the lighting and accessibility requirements.

Cameron Wallace of Places Architects presented the proposed parking lot plan. He explained the owners desire to pave the area behind Pergola Place to use as general parking. They plan to add 2 pole lights to that rear area which will match the existing fixtures. The self storage units are not to be built any time soon. This will add 47 parking spaces to this property bringing the total number of spaces to 112. He said a total of 4 handicap spaces are provided now.

Les said another handicap space will be required which can be provided in this rear parking lot. Les also said he has not received the photometrics on the additional lights. Cameron gave Les the copy he brought to the meeting.

David Martine asked about the existing lighting. Cameron said there are wall pack lights on the back of the building and 1 existing pole light in the rear.

David Martine asked if the trash enclosure would change. Cameron said it will not change.

Clark Nelson said he and David Martine sat on the Planning

Commission when Pergola Place was originally approved. They both hoped they would never see the mini storage built. Cameron said he cannot speak for the owners future intentions.

Jeff Bridges asked about the drainage flow in the area with this new paving. Cameron said it will be the same that was anticipated with the mini storage facility had it been built.

Deborah Carroll asked if there would be public entrance into the rear of the businesses. Cameron said no there will not be. Larry Crouse said that did not make sense to pave that large of area for public parking and expect them to walk all the way around the building. He said this request is to relieve some congestion in the front parking area. Employees and general public will be using the rear lot.

Don Kimble stated there is a concrete brick and block element on the southeast side of the property that he recommends be covered.

Les said the lighting plan does not meet the 1 foot-candle minimum requirements. Les showed Cameron the areas with problems. Cameron also stated there are service entrances on the rear of the tenant spaces.

General discussion continued about Pergola Place blocking the view to this parking lot from Andover Road.

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

- 1. Grading plan to staff approval.*
- 2. Revise parking lot lighting plan to meet City requirements.*
- 3. Addition of 1 handicap space and route to the entrance.*
- 4. Finish building material around the existing manhole on the southeast corner of the property where the raw concrete block material is exposed.*

David Martine seconded the motion. Motion carried 5/0.

SP-2007-09: Review the site plan for Poplar Pizza for additional wall signage located at 127 ½ W. Hwy. 54.

From Les Mangus memo: The proposed wall sign for the Poplar Pizza Restaurant is an addition of a 36 sq. ft. wall sign to the east wall of the existing building. The proposed sign is well within the allowed 5% maximum wall signage. Staff supports the plan as presented.

SP-2007-09:
Review the
site plan for
Poplar Pizza
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located at 127
½ W. Hwy.
54.

Co-owner Dave Dvorak of Flint Hills Wine & Spirits was present to answer questions of the committee. Dave explained that the owner, Brian Miller is working tonight at his restaurant in Howard, Kansas which is why he could not be here.

David Martine asked what type of food will be served at this restaurant. Buffalo, New York style pizza and wings. Dave Dvorak said the remodeling of the building is 75% complete. The exterior is also being updated. This will be a non-smoking establishment. The owner will obtain a Cereal Malt Beverage License and will only sell 3.2 beer.

David Martine asked if this will be the only sign on the building. Dave Dvorak said there is a future plan on the west side there would be an efis texture similar to Walnut Valley's. The front of the liquor store will be updated as well to blend with the adjacent development to the west. The metal canopies will be removed, and a 3'- 4' build out would be constructed. They have received bids for this remodeling and are just waiting on the funding approval.

Don Kimble suggested putting landscaping along the east fence, but he would rather wait for the final plans of remodeling which will include a comprehensive landscape plan.

Larry Crouse asked if the dining patio will still be used. Dave Dvorak said that it is not planned. Dave said ½ the patio would be removed and the other ½ retained for take-out area.

Les said this building was constructed before the SPRC was formed and the lot is paved from property line to property line.

Doug Allison asked if the proposed sign is illuminated. Dave Dvorak said yes, it is backlit. Doug Allison asked for dimensions on the sign. Les said it is 3' x 12'.

Don Kimble made a motion to approve the site plan as presented. Larry Crouse seconded the motion. Motion carried 5/0.

Member Items:**Member Items**

David Martine- is concerned about the number of real estate and banner signs along the streets of Andover. Les said it is allowed as long as they are 6 square feet or less and on private property.

Doug Allison- concerned about new technology in signage.

Don Kimble – discussed the existing signage on Hwy. 96 that upset Wichita who researched control of sign brightness.

Clark Nelson – said Wichita has instated a moratorium on bright signs until they could decide on regulations. Clark suggested we research other jurisdictions to see how they handle sign changes. Les said he has heard nationally the LED video signs, but the issue is more about streaming video. Don Kimble was concerned that applicants can tone the brightness of their signage down per city complaint, then increase it slowly back to the original setting within a short amount of time and the City would not know.

Larry Crouse- Said he will be absent for the May Site Plan meeting.

*Clark Nelson made a motion to adjourn the meeting at 7:25 p.m. Adjourn
David Martine seconded the motion. Motion carried 5/0.*

Respectfully Submitted

Deborah Carroll
Administrative Secretary

Approved this 1st day of May 2007 by the Site Plan Review Committee, City of Andover.