

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
May 1, 2007
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, May 1, 2007 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:08 p.m. Members present were Jason Mohler, David Martine, 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 Don Kimble and Larry Crouse.

Review the minutes of the Site Plan Review Committee meeting of April 3, 2007. Call to order

Clark Nelson made a motion to approve the minutes as presented. Jason Mohler seconded the motion. Motion carried 4/0. Review the minutes of the Apr. 3, 2007 SPRC

Communications: Communications

Review the City Council minutes from the March 27, 2007, April 10, 2007 and April 25, 2007 meetings. The minutes were received and filed.

Review the minutes of the April 10, 2007 Subdivision Committee Meeting. The minutes were received and filed.

Review the minutes of the April 17, 2007 Planning Commission Meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

Staff Reports: Les Mangus stated one more person is needed on this committee to fill the vacancy.

SP-2005-21: Amended sign plan for the Holiday Inn Express Hotel located at 600 S. Allen.

Tim Johnson, co-owner of the Holiday Inn Express Hotel presented his plans for the pole sign. The lot the pole sign is vacant and to the north of the hotel. He said he needed this extra signage for visibility along Hwy. 54 from 2 p.m. – 5 p.m. when most check-ins occur. The sign will be internally lit with 2 neon

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accent bands. He would like the pole sign to be 27 feet in height. There will not be a reader board of any kind on this sign. This facility has been opened since January 19, 2007.

Doug Allison asked if there was a sign regulation concerning the distance apart of signs. Les said only 1 pole sign per zoning lot is allowed. There was discussion about the development of Lot 1 when it gets developed. Les said signage would have to be shared at that time.

Tim explained Hal McCoy owns the entire River development. He and Mr. McCoy are co-owners in the hotel. Les stated this sign will be there by virtue of an easement that will connect the hotel to the location of the sign to avoid off-site advertising. This easement will run along the west side of Lot 1.

Doug Allison asked if any landscaping is proposed for this sign. Tim said no because the lot is currently vacant.

David Martine made a motion to approve the sign plan as presented. Clark Nelson seconded the motion. Motion carried 4/0.

Tim Johnson left the meeting at 6:18 p.m.

David Martine stepped down from the discussion of the next item.

SP-2007-14: Review the sketch plan for the new Treescapes facility to be located at Commerce & Andover Road.

David Martine stated this is a preliminary plan and he is asking for comments from the board for design, screening, parking, outdoor display, access, curb cuts, and whether the construction of the building should be metal construction or wood frame. The building is to resemble an "L-shape" ski lodge in Colorado to include an outdoor living center, sale of landscape items and plants, manufacture and assembly of furniture, and front porch with pond area. David would also like to have an electronic sign similar to the new one of Sonic. The current location will be sold which include 4 lots and 2 buildings. David explained the glass panel roll-up doors (similar to the ones at Walnut Valley nursery) that will be on the Andover Road side which will serve as customer traffic and ventilation. 2 additional glass "bays" will be added to the plan. Discussion items are as follows:

SP-2007-14:
Review the
sketch plan for
the new
Treescapes
facility to be
located at
Commerce &
Andover Road.

- ✖ Doug Allison asked the dormers be coordinated with the

- bay doors.
- ✖ Les said there should be glass in the dormers and cupola.
- ✖ Frontage of the building will be stone with potential dryvit and stucco. No metal will face Andover Road.
- ✖ Metal sheet roof. Doug Allison said he did not have a problem with it.
- ✖ Pools visible from the street. David said there will be at least 1 fully functional in-ground pool with fireplace. Possibly hot tubs will be displayed outside as well.
- ✖ Parking stalls will not butt up to the building.
- ✖ Doug Allison suggested moving the columns for the porch area to coordinate the look.
- ✖ Roof color and material. Doug Allison said he does not have a problem with a metal roof.
- ✖ The greenhouse tying into the design of the main building.
- ✖ Discussion of the wind sock shade structures which will cover and display shrubs and plantings underneath it. The tarp cover will be removed during the winter season. David thinks they will all be the same color.
- ✖ On Andover Road, there is 280 feet of tree frontage which David would like to decrease to maximum of 100 feet but would prefer it deeper.
- ✖ Discussion about the existing and proposed drainage easement and retention pond. Les said the culvert is a 6'x3' box. David said he wants to extend the pipe with a 45 to reclaim the area on Andover Road and combine the drainage and utility easements on the property line for the proposed lake. This property drains to the east. Les said the easement would need to be a minimum of 48 feet wide. It is dedicated.
- ✖ A 20 foot wide parking lot bermed screening area will be provided along Andover Road.
- ✖ Discussion whether to have the equipment shop to the front or rear of the building. Move the greenhouse to the east with the equipment shop behind that to block the view.
- ✖ Growing greenhouses should block the view of the staging area for equipment. Equipment parking area along the south parking lot with a 6 foot solid fence.
- ✖ Discussion about the Collision Center's cross lot drainage easement agreement which allows his drainage to flow north.
- ✖ Doug Allison said the Colorado lodge look would require more wood on the exterior.
- ✖ Parking requirements- Les said with 5,000 square feet of building, 20 spaces plus one for each employee would be the minimum.

- ✖ David plans to return to this committee in 60 days with an revised plan.
- ✖ Zoning of this property- first 185 feet is zoned B-6 Business District with the balance I-1 Industrial.
- ✖ Discuss parking lot traffic flow (customer and delivery truck) and employee parking area. Les suggested lining up one of the driveway approaches with a loop that will circulate around the site for delivery. Golf carts will be provided for customer shopping convenience.

Doug Allison left the meeting at 6:42 p.m.

- ✖ Les thought the rear porch area should be covered also.
- ✖ Restroom requirements- Les said with 4 employees or more, there must be separate men's and women's facilities.
- ✖ Discuss necessity of a central mechanical room.
- ✖ Raised patio will need a ramp. Regulations state 30 inch ramp must be 30 feet long.
- ✖ Les said more storage areas need to be designed into the plans. Plan for functionality and seasonal changing of display areas both inside and outside.

No action was required for this sketch plan.

Member Items: none

Member Items

*David Martine made a motion to adjourn the meeting at 7:00 p.m. Adjourn
Clark Nelson seconded the motion. Motion carried 3/0.*

Respectfully Submitted by

Deborah Carroll
Administrative Secretary

Approved this 5th day of June 2007 by the Site Plan Review Committee, City of Andover.