

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
September 4, 2007
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, September 4, 2007 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:01 p.m. Members present were Jason Mohler, David Martine, Don Kimble, Stephanie Melsheimer, and Clark Nelson. Others in attendance were Les Mangus Director of Public Works and Community Development, Joan Yunker Administrative Secretary, and Jeff Bridges City Clerk/Administrator. All members present.

Review the minutes of the Site Plan Review Committee meeting of August 7, 2007. Review minutes,
Clark Nelson made a motion to approve the minutes as presented. 08-07-07.
Don Kimble seconded the motion. Motion carried 6/0.

Communications: Communications

Review the City Council minutes from the July 31, 2007 and August 14, 2007 meetings. The minutes were received and filed.

Review the minutes of the July 10, 2007 Subdivision Committee meeting. The minutes were received and filed.

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

Review the Potential Residential Development Lot Report.

SP-2006-04: Review the wall signage plan for the Newman/Rathbone Office building located at 1145 N. Andover Road. SP-2006-04:
1145 N.
Andover Rd.

From Les Mangus Memo: The wall signage plan for the Newman/Rathbone Office Park consists of 30" square badges placed on the building columns. The 6 badges combined occupy 1.234% of the wall surface area, well below the 5% maximum allowed. Staff supports the plan as presented.

Byron West of TriMark Signworks represented the applicant, and explained the wall signage for the Newman/Rathbone Office Park. There will be 6 panels, which are not illuminated, single face

panels, ½” deep, and 30”x 30” dimensions.

Doug Allison asked if the background is metal?

Byron West responded the face is metal and the background is painted to match the PMS 434 grey.

Doug Allison stated is that painted metal with vinyl applied.

Byron West responded yes.

Doug Allison asked if there are any questions or comments from the committee.

David Martine made a motion to approve as presented.
Jason Mohler seconded the motion. Motion carried 6/0.

SP-2003-01: Review the Revised Site Plan for the Cloudridge Apartments Office Addition located at 2176 W. 3rd St.

SP-2003-01:
217 W. 3rd St.

Don Kimble and Stephanie Melsheimer stepped down from this case, due to their employment on this case.

From Les Mangus Memo: The proposed revision to the Cloudridge Apartments Office Addition adds a 5’X5’ gable covered porch at the front entrance to the approved office addition to the existing freestanding laundry building in the center of the apartment complex. The additional lot coverage is within the bulk regulations for the district, and adds a break to the otherwise plain front of the building. Staff supports the revision as submitted.

Stephanie Melsheimer of Messner Construction represented Cloudridge Apartments, and explained that the applicant wants to add an 8’x 8’ gable roof covered 5’x5’ porch to the front of the existing office building, all the materials will match the existing building.

Clark Nelson asked Les if he supported the revisions. Les responded, yes.

Jason Mohler made a motion to approve as presented.
David Martine seconded the motion. Motion carried 4/0.

SP-2007-04: Review the revisions to the Andover Public Library Site Plan.

SP-2007-04:
Andover Public
Library Site

Plan.

Doug Allison stepped down as Chairman of the meeting, due to his employment on this case and David Martine stepped up as the acting Chairman at 6:15 p.m.

From Les Mangus Memo: The proposed revisions to the Andover Public Library project are in response the SPRC conditional approval of the site plan, which required further submittals of the color palette for the tile wall at the front entrance. An explanation of the changes and architect's rationale for the color selection changes are provided with the packet. Staff really has no opinion on the matter, as it is matter aesthetics and reserves comment.

Doug Allison of Wilson Darnell Mann Architects presented the revisions of the Andover Public Library for the applicant. WDM has revisited this issue and believe some changes in the color of a couple of elements will bring about a satisfactory solution that we can all be happy with. We propose changing the fascia color on the blade canopies at the front entrance from "patina green" to silver color to match the clear anodized aluminum storefront. This will provide greater separation between the blue wall and the green roof to allow them to stand alone as separate design elements. In addition, we propose changing the color of the sunshades over the storefront windows to match the clear anodized aluminum storefront material to carry the aluminum theme throughout the design.

David Martine responded it looks like you have done what the committee has requested. To revisit the roof color and make some changes to it with the aluminum part which is positive. I don't have any other comments.

Jason Mohler responded, no comments.

Clark Nelson responded, no comments.

Stephanie Melsheimer responded, no comments.

Don Kimble responded this is not a very welcoming appearance. Rather than changing the element that the committee recommended you to change, you change something else. You have not satisfied my palette.

David Martine asked a question to the committee and the public staff is there going to be other buildings added to this area in the

near future, and if so will this unique color system move towards the new buildings that will be developed or will this project that we are looking at be a unique structure that carries itself. We could then build something complete different around it. With that if we are going to go with this as a unique structure the roof that is light green that we have commented on needs to stay. But if we want to tie together with other buildings then the roof needs to be tan to match the other colors of the building. This is the final opportunity that we have to look at this project.

Clark Nelson stated the City Council will not be bound by the appearance of the building when the City Hall is designed.

Doug Allison responded in regards with the City Hall building there are a number of elements from the library that can be played upon and designed with that in mind, that can bring the buildings together.

Jason Mohler stated that I feel that they can be different and uses are different. Maybe somewhat different.

David Martine asked for a motion on the revision.

Clark Nelson moved to approve the revision to the Andover Public Library Site Plan as set forth as in Doug Allison letter of August 27, 2007 as identified in the drawing rendering.

Jason Mohler seconded the motion. Motion carried 4/1, Don Kimble opposed.

Doug Allison returned as the acting Chairman of the meeting at 6:25 p.m.

Member Items:

Clark Nelson stated that Mr. Bush appeared before the City Council on August 29, 2007 Meeting. In respond to the Site Plan Committee in general and the lightning requirements. Comments being made that it has been 10 years since the establishment of the Site Plan Review Committee and it goals may need to be re-evaluated. I felt the committee needed to be aware, of what action if any needs be taken in response to Mr. Bush. My response to this committee is, keep up the good work, this committee is doing a great job.

Member Items

David Martine asked when 13th street is going to be open.

Les Mangus responded soon. Laforge is ahead of the schedule. The striping and seeding should be done next week, to open as soon as possible. This is a good project, and the road side will be seeded.

Clark Nelson stated another issue that was brought in front of the City Council was the affect of requiring the approval of underground watering, grass and so frothy, on the right of way areas in front of stores. The City has been putting in sidewalks, which have destroyed the grass and underground water. The question is who pays to put it back the way it was? The City Council voted last week that the City may have to pay for it. I think we need to be aware of this and the timing when a new project comes to the Site Plan Committee for approval.

Doug Allison asked is there any other member items. No one responded.

*David Martine made a motion to adjourn the meeting at 6:35p.m. Adjourn
Don Kimble seconded the motion. Motion carried 6/0.*

Respectfully Submitted by

Joan Yunker
Administrative Secretary

Approved this 2nd day of October 2007 by the Site Plan Review Committee, City of Andover.