

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
January 3, 2008
MINUTES

The Site Plan Review Committee met for a regular meeting on Thursday, January 3, 2008 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:03 p.m. Members present were Jason Mohler, Stephanie Melsheimer and Don Kimble, . Others in attendance were Les Mangus Director of Public Works and Community Development, Jeff Bridges City Clerk/Administrator, and Sasha Stiles, Management Assistant.

Call to order

Review the minutes of the Site Plan Review Committee meeting of December 4, 2007.

Review the minutes of the December 4, 2007 Site Plan Review Committee.

Jason Mohler made a motion to approve the minutes as presented. Stephanie Melsheimer seconded the motion. Motion carried 4/0.

Communications:

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Review the City Council minutes from the November 27, 2007 and December 11, 2007 meetings. The minutes were received and filed.

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

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

Review the Potential Residential Development Lot Report.

SP-2007-25: Andover Business Center (118 E. 13th Street)

Paul Cavanaugh of Places Architects appeared for the applicant. Now the application is one building rather than the two as originally presented in preliminary review. The access is easier with the one building. South side will have a landscape buffer. The Kansas Turnpike Authority has allowed the site to drain onto the KTA property with proper erosion control measures in place. The applicant also presented a revised sign plan.

Don Kimble had a question about the architectural panels. Kim Quastad answered the questions on the panel regarding insulation and vertical alignment of the panels. Panel is on the south elevation and west elevation. The other elevations have a plain metal panel.

Don Kimble asked about the existing building on the corner of 13th Street. Mr. Quastad stated that his intention is to take it down. He also asked about the parking of the trucks on the property to the west. Some are allowed to be there others are not. Mr. Quastad said that it will all be cleaned up in about six months and the trailer trucks will be prohibited from parking on the lot.

Don Kimble asked that the phase 1 south wall does not happen what will the building look like? Mr. Quastad stated that he will be moving pretty quickly on the second phase of the project and did not want to spend the money on the temporary wall. Mr. Cavanaugh asked about a condition on the permit that required some performance if the project does not take place. There will be a landscaping solution to the issue in the event the second phase does not happen.

Jason Mohler asked about the industrial zoning next to the residential zoning. He asked about adding extra landscaping on the east side next to the residential neighborhood. Mr. Quastad does not want to narrow the drive to allow for loading and trucks on that side of the building. Jason also asked to check the contours in the driveway and the drainage going north.

Stephanie Melsheimer asked for some detail on the elevation and the door arrangements on the building.

Motion by Don Kimble 1. Four major street trees be added to the 10 foot landscape strip, the 2 gallons shrubs be moved to 5 gallon, revise the contours, plant minimum of six trees on the south side and those may be removed and relocated when phase two is built, and increase the radius on the driveway. Stephanie seconded. Motion carried 4/0.

SP-2008-01: Sign plan for Poplar Pizza (125 W. Highway 54)

Dave Dvorak presented for the applicant. Proposal is to add a 40 square foot sign on the west elevation. Mr. Dvorak stated that the tenant does not have enough signage and lighting on that side of the building to help attract more customers. It also matches the

sign on the east side.

Don Kimble made the motion to approve the sign as presented. Jason Mohler seconded the motion. Motion carried 4/0.

SP-2008-02: Sign plan for Supercuts (229 N. Andover Road)

John Saindon represented the project.

Don Kimble asked if Supercuts was a chain with a standard sign with a prototypical sign. Mr. Saindon stated that it is a prototypical sign but in different sizes. Don Kimble would like to see the 24 inch letter sign. A variance is necessary for the signage. Don Kimble recommended tabling the issue until the variance case is resolved.

Kim Quastad 1607 North Signal Tree recommended that the city adopted a sign ordinance similar to the City of Wichita were as long as the sign meets certain criteria then it could get a permit. It would speed up the process. Don Kimble stated that they review what is brought to them.

Jason Mohler made a motion to continue this case to the first meeting after the results of the variance case are known.

SP-2006-14 Site Plan for the Blue Valley Wine and Spirits (Flint Hills Wine and Spirits, 123 W. Highway 54)

Paul Cavanaugh of Places Architect and Dave Dvorak owner of the property presented the application. The building is being refaced to improve the look of the property and be more consistent with the Walnut Valley Country Store which is a neighbor to this building.

There was some discussion between painting the concrete block and adding some brick accents. The applicant stated that it would be difficult to apply to the building and be very expensive.

Don Kimble made a motion to approve the project as presented. Jason Mohler seconded the motion. Motion carried 4/0.

SP-2008-03: Site Plan for Treescapes, Display Pool, (1200 N. Andover Road)

Dave Martine presented the application. 1236 Prairie Creek Road. He is seeking approval to add onto his existing building and add a display pool. Add parking along Andover Road in the front. 55 foot by 40 building will be the new addition. There will be a new sign at the location to be brought back later. There is existing landscaping all along Andover Road.

Dave Martine would like to have approval to go ahead with the pool and some site work. Doug Allison stated that that might be possible but his presentation lacked a lot of information. Mr. Allison also asked for some additional building elevations.

Stephanie Welshcheimer would like to see a material board.

There was some discussion regarding the need for an engineering set of plans for drainage. Les Mangus stated that civil engineering plans will be necessary to get a permit for the drainage.

Don Kimble made a motion to approve the layout of the project which includes the location of the in ground pool and concrete slab and fencing around the pool. Jason Mohler seconded the motion. Don Kimble stated that the committee has communicated with the applicant what he needs to bring back. Dave read the list of what he needed to bring back. Stephanie asked about grading plans. Don Kimble stated that the intent of the drainage plan is to protect the applicant and the neighbors from poor drainage.

Motion carried 4/0.

Member Items:

Member Items

Jason Mohler: Name of potential members, Tim Bishop, he has interior design, he recommended Chad Sterns. Lives in the Planning Area.

On a motion by Jason Mohler seconded by Stephanie Melshimer to adjourn. Motion carried 4/0. Meeting adjourned at 7:40.

Respectfully Submitted by

Jeffrey K. Bridges, Jr
City Clerk / Administrator

Approved this 13th day of February 2008 by the Site Plan Review
Committee, City of Andover.