

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
February 5, 2008
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, February 5, 2008 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:02 p.m. Members present were Jason Mohler, and Stephanie Melsheimer. Others in attendance were Les Mangus Director of Public Works and Community Development, Jeff Bridges City Clerk/Administrator, Sasha Stiles Management Assistant and Kandace Hunt Administrative Secretary. Members not present were Clark Nelson and Don Kimble.

Call to order

Review the minutes of the Site Plan Review Committee meeting of January 3, 2008.

Review the minutes of the January 3, 2008 Site Plan Review Committee.

Chairman Allison declared that a quorum was not present. No action could be taken. Meeting was rescheduled for Wednesday, February 13, 2008 at 6:00 p.m. at the Central Park Lodge.

Communications:

Communications

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

Review the minutes of the December 18, 2007 Planning Commission Meeting. The minutes were received and filed.

Review the minutes of the December 11, 2007 Subdivision Committee Meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

SP-2008-03 Review Revised Site Plan for the Building Addition at Treescapes (1202 N. Andover Rd.)

Quorum was not present. No action taken.

SP-2006-07 Review Revised plan for Monument Sign for Robert M. Martin Elementary School (2342 N. 159th E.)

Quorum was not present. No action taken.

**SP-2008-04 Review Preliminary Site Plan for Kansasland Tire
(644 S. Andover Rd.)**

Chairman Allison asked the applicant if he would like to present the preliminary plan since no action is required from the committee.

Nick Phillippi, applicant for Kansasland Tire, appeared before the committee for a preliminary presentation and feedback. The proposed business would be an eight bay tire service/auto repair shop located on the furthest south piece of land in the 155 acre development of the Market Place Addition.

Mr. Phillippi presented two options for the exterior of the building. The first, and most expensive, is a split face block complete construction. The second option is a four foot poured stem wall with red metal framing and EFIS exterior all the way around. Mr. Phillippi stated the developers have signed off on either option so long as the exterior has the same look and feel of the proposed picture. Mr. Phillippi said the look of either option would be the same it was just a matter of whether the finish is applied to a metal frame or is a full block.

Doug Allison asked if the building was block would the lower portion be block and the upper portion possibly still be EFIS. Mr. Phillippi responded no. Doug Allison asked if it was a frame situation would there be two different colors of EFIS. Mr. Phillippi stated yes, and the way they were looking at handling it would be to have a pattern in the lower EFIS which would actually have a block look and would not be the smooth segment.

Mr. Phillippi stated many of the buildings have full glass overhead doors, but they typically use insulated aluminum with two panes of glass on the overhead bay doors. This is for the purpose of energy efficiency, but also helps with security. The new look has been signed off on by developers

Mr. Phillippi spoke of the prospect of a 13 foot canopy above the wide drop-off bay. He said they would like to have one so in inclement weather a customer could drop-off and pick-up a vehicle without being effected by the conditions. Doug Allison asked if it was just a transitional area. Mr. Phillippi stated yes. Doug Allison asked if there were one or two bays under the canopy. Mr. Phillippi responded there was only one and it is just a transition area for walking out underneath of and would be a 14 foot wide canopy.

Les Mangus left the meeting at 6:12 p.m.

Mr. Phillippi informed the committee Treescapes would be in charge of the landscaping for the project and Ball Heating and Air would handle the HVAC.

Jason Mohler stated for a preliminary submittal Mr. Phillippi was pretty far along and he appreciated that, along with the opportunity to review the project. He said it seems like it would be a pretty good fit as far as his project for the site goes. He asked Mr. Phillippi to look closely at the common property line adjacent to the residential area. He asked if there were any plans for, or if there was already a fence to help shield the residential area from the commercial area. Mr. Phillippi replied the only residential area around them was to the east and there is an eight foot fence on the residential line. They have also left an extra 17 feet of space and plan for berms along the east for more height and cover. Mr. Phillippi said with the doors being north and south there should be little residual noise flow out of the building. He also stated the hours will probably be, at max, 7:00 a.m. to 7:00p.m.

Doug Allison asked what the zoning directly south of the building's location was. Jeff Bridges stated it was residential but with a significant buffer. Mr. Phillippi said he thought it was B-3, commercial. Jeff Bridges stated he would make sure it was found out for the next submittal.

Stephanie Melsheimer said she liked the look of the building and did not personally have a preference as to the finish as long as it achieved the same look that was presented in the picture.

Mr. Phillippi said the developers would like to have a cap at the end of the building on the taller bay. Stephanie Melsheimer asked if it would just be over that door. Mr. Phillippi said yes and the developers had asked for it to be shown in the next drawing.

Doug Allison stated the rendering showed landscaping against the building but it was not shown in the landscape plan. He said it would be nice if it could be added. Mr. Phillippi responded it could be done. He also said originally they had hoped to place a bench on the side area at the front of the building so customers could wait outside, but there was not a big enough area to do so. He said bushes could possibly be put were the glass isn't to help break up the area.

Doug Allison asked what the plan for trash was. Mr. Phillippi said the interior will have an open room called a casing room, which is basically a storage room for items such as scrap tires until they are picked-up on a weekly basis. He also said he made the casing room larger than originally planned to try and make sure they can keep everything indoors. As far as an exterior dumpster, Mr. Phillippi said he was open to suggestions but thought the best location for it would be the southeast corner of the property in some sort of enclosure, although that is the location closest to the residential area. He said the company would only need one small dumpster, as they do not generate a large amount of trash. Doug Allison stated he did not have a preference as to where the dumpster went, but he would like to see it in the site plan and have it screened or with landscaping put around it.

Doug Allison asked if the mechanical equipment was on the roof. Mr. Phillippi responded yes. Doug Allison asked if there was sufficient parapet for screening. Mr. Phillippi said yes and they also have a point of sales system which works off a 30 inch satellite dish that will be setup behind the highest piece on the front (Andover Road) corner of the building. Mr. Phillippi said they also plan to put parapet on the east side of the roof to screen the view from the residential area.

Doug Allison stated it would be his preference to see split face block used on the building. Mr. Phillippi responded split face block could be turned a little quicker but the cost is around \$65,000 more than an EFIS finish which can have a similar block look. Doug Allison said if they were going to put a pattern in the EFIS he would like to see a sample of how it would look.

Mr. Phillippi stated his plan for this evenings meeting was to get a feel for what the Site Plan Review Committee was looking for so he could move in one direction. He hoped to go to the architect the following morning and tell them what was brought up and what they need to get to to be able to have a complete set of plans. He stated Goodyear did provide them with full sets of drawings of stores they have all over the country, so they will be able to speed through a lot of the things because everything is already in place, they just have to redraw it to match this exact site and building. They should be able to have a full set of stamped drawings by the next meeting.

Jason Mohler asked if a site grading plan was a part of the packet as well and asked if the drainage for this property was included in the overall plat. Jeff Bridges replied there was a master drainage

plan in place. Mr. Phillippi said everything comes north and then a little will go to Andover Road, but most of it comes across and heads back to the east. There is no drainage south or back to the residential area.

Mr. Phillippi also mentioned the developers had given them permission to drill a well and it was their intent to put down their own irrigation well. He said there was an existing well on the property when the houses were there so they believe they have good water and in the long run feel, cost wise, an irrigation well would be in their favor.

Mr. Phillippi spoke about the exterior lighting for the parking area and said it will match Dillons and other business in the area so there is a nice consistent look throughout.

Jason Mohler suggested Mr. Phillippi ask if they have a shield to fit on the backside of the box fixture to help shield the glare into the residential area. Mr. Phillippi asked if he was just speaking of the lights along the east line. Jason Mohler responded yes, there is just one on the east line. Mr. Phillippi mentioned there was also one on the south line that might need to have the edge shielded a little bit. Jason Mohler told Mr. Phillippi he can get them from the manufacturer, Lithonia.

Doug Allison stated there were a couple areas, mostly near the building, where lights were dropping below the one foot candle requirement. Mr. Phillippi responded on the north exposure that would be ok but he wanted to stay away from doing any on the east and the south exposures because of shooting light with people, from the east and the south, looking back into light. Mr. Phillippi said on the north exposure under the main row of bays they could put some sort of small wall packs to give more security and light. Doug Allison wanted Mr. Phillippi to know one foot candles are the minimum and they have been rather strict with enforcing that. Mr. Phillippi asked if when they spoke of a one foot candle they were speaking about those in the parking areas. Doug Allison responded basically anything paved.

Mr. Phillippi asked if there were any issues on the canopy. Doug Allison asked what they would do if it were not there. Mr. Phillippi replied he might back it all the way up and leave a couple pillars to make some sort of a extension pillar to give it a little overhang around that door and first window. Mr. Phillippi expressed his concerns that customers might just pull up under the canopy or over hang and just park.

Stephanie Melsheimer asked if there would be four signs on the building. Mr. Phillippi responded yes, there will be four different signs on the building and a small monument sign, six foot by 4 foot, on the center island. Doug Alliosn suggested the masonry products used on the monument should coordinate with what they use on the building, if they go that route. Mr. Phillippi stated there will be no lettering on the east and only one on the south of the building because of the tree line. The Goodyear sign shown on the east elevation of the picture will not be there. Mr. Phillippi stated he felt it was a waste of money and was sure the residents in the area would not want to set in their homes and look at a glowing yellow Goodyear sign all night.

Doug Allison asked if the tree line was on the south. Mr. Phillippi responded yes and that it is about 35 feet off the property.

Doug Allison asked if there were any other questions or comments. There were none. Mr. Phillippi thanked the committee, and Doug Allison thanked him for his presentation.

SP-2008-05 Review the Site Plan Review for the DVD Kiosk at McDonald's (115 W. Central)

Quorum was not present. No action taken

Member Items:

Doug Allison none.
Stephanie Melsheimer none.
Jason Mohler none.
Don Kimble none.
Clark Nelson none.

Member Items

Doug Allison made a motion at 6:37 p.m. to recess the meeting until February 13, 2008 at 6:00 p.m. Stephanie Melsheimer seconded the motion. Motion carried 3/0.

Recessed

Respectfully Submitted by

Kandace A Hunt, Administrative Secretary

Approved this 1st day of April, 2008 by the Site Plan Review Committee, City of Andover.