

**CITY OF ANDOVER  
SITE PLAN REVIEW COMMITTEE  
April 1, 2008  
MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, April 1, 2008 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 Jason Mohler, Clark Nelson, Stephanie Melsheimer, Chad Stearns and Don Kimble. Others in attendance were Les Mangus Director of Public Works and Community Development and Kandace Hunt Administrative Secretary.

**Review the minutes of the February 5, 2008 and February 13, 2008 Site Plan Review Committee meeting.**

*Clark Nelson made a motion to approve the minutes as presented. Jason Mohler seconded the motion. Chad Stearns abstained. Motion carried 5/0.*

Call to order  
Review the minutes of the February 5 and February 13, 2008 Site Plan Review Committee meeting.

**Communications:**

Communications

**Review the minutes of the January 8, 2008, January 29, 2008, February 12, 2008 and February 26, 2008 City Council meetings.** The minutes were received and filed.

**Review the minutes of the January 15, 2008 Planning Commission Meeting.** The minutes were received and filed.

**Review the minutes of the February 12, 2008 Subdivision Committee Meeting.** The minutes were received and filed.

**Review the Potential Residential Development Lot Report.**

Les Mangus informed the committee the mayor is looking for a Planning Commission member who lives outside the city limits but within the planning jurisdiction. He asked that if anyone know of someone who might be interested in being a member it would be helpful.

New Site Plan member Chad Stearns was welcomed by the committee.

**SP-2006-25 Review the Amended Site Plan for the Peace SP-2006-25  
Lutheran Church sign located at 405 W. 21<sup>st</sup> Street.**

**From Les Mangus' Memo:** The proposed bulletin board identification sign for the Peace Lutheran Church exceeds the bulk regulations maximum surface area of 40 square feet for the zoning district at the existing location, but is otherwise acceptable. Through some exceptions for the emblems of the church and reduction of the remainder of the message area, the church will be bringing a revised drawing to the meeting which meets the regulations.

Trish Bessent and Ken Wellner were present to represent the application.

Les Mangus gave the committee a revised drawing of the proposed sign which meets the maximum surface area requirements.

Mr. Wellner told the committee he would answer any questions they had.

Jason Mohler asked what types of materials would be used. Mr. Wellner explained the base will be cobble stone while the outside of the sign will be cedar to match the church. The sign's roof structure will have the same pitch as the roof on the church and will be lit internally with white Plexiglas so it can be viewed from either side.

Doug Allison asked where the sign would sit on the site. Mr. Wellner said it will sit in the same general location as the previous sign.

Don Kimble asked if the materials being used on the top of the sign would be asphalt shingles to match the church. Mr. Wellner said yes. Don Kimble informed him the shingles would not last and would be a continuous maintenance problem. Mr. Wellner said if that was the case they also had white metal that was used on the church building that could replace the shingles.

Doug Allison asked if they really planned to have flowers in the planter around the sign. Mr. Wellner said yes. Doug Allison informed the applicant if the sign is really 18 inches wide they would probably need more than two feet to make the planter work. Mr. Wellner said that could be corrected.

Chairman Allison asked if there were any other questions or comments. There were none.

*Clark Nelson made a motion to approve the amended signage for the Peace Lutheran Church. Jason Mohler seconded the motion. Chairman Allison asked if there was any discussion. There was none. Motion carried 6/0.*

SP-2008-04

**SP-2008-04 Review the Site Plan for the Kansasland Tire located at 644 S. Andover Road.**

**From Les Mangus' Memo:** The site plan for the Kansasland Tire store reflects the approved preliminary plan and meets the bulk and signage regulations for the zoning district. The grading and drainage plan is incomplete. Staff supports the plan as submitted, contingent on completion of the grading plan.

A revised grading plan and new signage plan was given to committee members.

Don Folger gave the committee a brief overview of where the project is at. The building will have an asphalt parking lot facing Andover Road and there will be a side access street which is being built by Dillons. There will be a canopy over the showroom door and the trash dumpster will be placed in the back southeast corner. The dumpster will have heavy-duty metal gates with louvers and will be enclosed by a wall that matches the exterior of the building. Nick Phillipi informed the committee the only change to the landscape plan was that a tree would have to be removed to place the sign in the appropriate place. Don Folger spoke of the grading plan which has the water draining from the parking lot to the southwest corner. The exterior of the building will be a split face block up to 14 foot. All the store front windows will face the north and the west with everything above being EFIS around the building. On the back, towards the south, there will be a parapet for screening purposes. Don Folger next explained the signage on the building was under the five percent restriction.

In regards to the lighting, Mr. Folger pointed out the hours of operation would be 7:00 am to 7:00pm Monday through Saturday, so a lot of the time, especially during summer months, the lights will not be a problem. He continued by saying to get a one foot candle they ended up with pole lights on the Andover Road side as well as at the new access street. The pole lights will look the same as the others throughout the development. The pole light on the

east side of the building will have a shield on the backside to eliminate glare into the residential area. For lighting on the front, north and south sides of the building they will be using wall lighting. This lighting will shine downward so there will be no glare.

Mr. Phillippi noted the color of the bay doors on the front of the building will match the EFIS instead of the block because he felt it gave it more of a retail look.

Jason Mohler asked Les Mangus if Les could speak of the grading plan. Les Mangus said one of the assumptions MKEC had made was they could drain out the parking lot at the southwest corner. He continued by saying the drainage plan was showing a curbinlet on the parking lot that drops from an end section into an existing ditch. Les Mangus said about the time this project is built the city will be building Andover Road from the existing concrete pavement south and he is not sure if there is a storm sewer at that point that Kansasland Tire could be connected to. So this grading plan may not work because MKEC based it on the assumption of having storm sewer available. Mr. Phillippi asked if there was a storm sewer on Andover Road. Les Mangus said the grading plan shows one right in the middle of the Dillons common driveway. He continued by saying he is fairly confident there is a storm sewer inlet at the northeast corner of this property which is currently shown as a mound on the plans, but if you go out to the site that point is a swale which runs all the way to the ponds east of the Dillons store.

Mr. Folger explained the hope of the applicant was to get the project approved contingent upon Les' approval of a grading plan so the project won't be held up as they hope to begin construction next month. Mr. Phillippi explained they need to get started on the project to meet their July 1 deadline and waiting another month would make them miss that deadline and force Mr. Phillippi to delay the project until February 1 of next year because the finish date would fall in a slower business period for them.

Don Kimble asked the applicant who the neighbor to the south was. Mr. Phillippi explained it was an open piece of property zoned commercial. Don Kimble said his concern was there was no landscaping in that area. Mr. Phillippi said they had plans for berms and other landscaping. Don Kimble said such plans were not shown on his landscaping plan. It was discovered that the applicant had a different landscape plan than the one submitted to the Site Plan Review Committee. Mr. Phillippi excused himself so

he could figure out which plan was correct.

Don Kimble asked Mr. Folger if it would be possible to move the two down spouts located on the north side of the building to the side of the building to improve the look of the front entrance. Mr. Folger said he thought they were being moved to the back.

Don Kimble said he did not like the fact that the columns on the drive-thru canopy were right on the back of the curb because he felt even if the safety steel bars were placed there customers will hit the columns due to lack of clearance. Mr. Folger said the island could be a little longer which he felt would help, asked if pulling the column down about three to three and a half foot into the island would correct the issue. Don Kimble said he felt that would help to protect them. Mr. Folger explained normally they would make the island about three feet wider but there was not room to do so on this site.

Mr. Phillippi informed the committee the landscape plan they had was the correct plan. Don Kimble said the south side needed some landscaping. Mr. Phillippi stated there is already an existing tree line. Don Kimble said those trees are not on the Kansasland Tire property and will probably be removed by the next developer and then there will be nothing. Les Mangus explained the applicants are in a predicament with that because they have an open 10 foot space, but if he planted a tree it would be in a utility easement. Mr. Phillippi said they were trying to get enough room back around the building to have deliveries be out of the way. Don Kimble said, as a designer, since he could not landscape in that area he would suggest taking the open 10 feet and putting it on the back of the building, landscape within that element and place the pavement on the property line. Mr. Phillippi stated nothing would be gained from a barrier point of view by doing so. Don Kimble said no, but you gain the opportunity to landscape up against your building rather than having no landscaping in the area. Les Mangus said moving the curb over to the property line was not an option because of the utility easement. After discussion, it was decided to remove one parking space from the southwest corner to allow for more landscaping for screening purposes in the area.

Chairman Allison asked if the sign location on the landscape plan was correct. Mr. Phillippi said yes. Chairman Allison asked if the trash enclosure is concrete block to match the building. Mr. Folger said yes except for the gate side. Chairman Allison asked if it would be dark brown. Mr. Folger said yes, the gates would be painted dark brown.

Jason Mohler commented that the applicants presentation was one of the most professional they had seen and thanked them for that.

*Jason Mohler made a motion to approve the application subject to staff's review and coordination of the grading plan, minor adjustments to landscaping for screening in the southwest corner within a 60 foot dimension and removal of the down spouts on the north side of the canopy. Don Kimble seconded the motion. Chairman Allison asked if there was any discussion. There was none. Motion carried 6/0.*

Sp-2008-07

**SP-2008-07 Review the Site Plan for the tent/shade structure for Walnut Valley Country Store located at 304 W. U.S. 54.**

**From Les Mangus Memo:** The proposed temporary shade awning for the seasonal sale of bedding and landscape plants at the Walnut Valley Country Store is placed in such manner as to meet the regulations, while getting the most exposure on the US-54 side of the building. A few of the parking spaces will be used for the proposed location, but the minimum parking required is maintained.

Chairman Allison asked if there was an applicant present. Kevin Dreiling represented the application on behalf of Jeff McCoy.

Mr. Dreiling explained this application was for nonpermanent tent/shade structures to be placed on the north side of the Walnut Valley Country Store for the purpose of selling seasonal plants and related items for six months.

Don Kimble asked what the six months would be. Les Mangus responded he understood it would be from April to October. Don Kimble stated for six months the store would lose 15 parking spaces which are required per square footage. Les Mangus said if he remembered the math correctly the store has nine more spaces than needed.

Chairman Allison asked if the tent structure could be moved to the west side of the shade structure. Mr. Dreiling said he did not know of a reason it could not be moved.

Don Kimbel asked why the structures were so far away from the building and why the structures were partially on the yard with the remainder in the parking lot. He stated he did not think the applicant had thought about the fact that customers would be

stumbling over the curb as they move through the structures. He also asked why the structures could not be pulled 20 feet closer to the building. Les Mangus said doing so would place all the product and traffic on the property's irrigated front yard. Chairman Allison stated the parking spaces were already lost so why not push it all north and west and have the structures totally on the pavement.

Don Kimble asked why the structures were different. Les Mangus explained one is a shade structure that they intend to place landscape materials such as bushes and grass in, the other is a tent they intend to put bedding plants in.

Chairman Allison asked if the 15x16 awning was similar to the shade structure. Mr. Dreiling responded his understanding was yes.

Don Kimble stated if the request would have been for three months he would have had no problem with it but felt six months was too long for the different looks of each structure.

Clark Nelson asked Les Mangus how long the nursery setup on Andover Road and Central had a temporary permit for. Les Mangus responded around five months.

Don Kimble asked Les Mangus if he felt there was precedence for this application. Les Mangus reminded the committee selling the landscaping material is a permitted use in the Walnut Valley Country Stores zone, so this application is not really a temporary use, it is a temporary structure on a permitted use, so if the owners wanted to set the shade structure up permanently, as Treescapes does, they could do so.

Chairman Allison said at the very least the structures needed to be moved into a position where the applicants would still have the required number of parking stalls. Les Mangus stated if he remembered correctly the store had nine more parking stalls than what was required.

Don Kimble noted that as the structures were shifted to the west they would be further away from the door which takes away easy access from employees. Les Mangus asked Mr. Dreiling if there was a door on the north face of the building that lines up with the sidewalk. Mr. Dreiling said yes, but it is not the main entrance to the store.

Mr. Dreiling asked if moving the tent structure to the other side of the shade structure would help. Chairman Allison said the tent structure needed to be moved to the other side of the shade structure but the shade structure needed to be moved nine feet to the west as well.

Jason Mohler asked if the shade structure needed to be fully on the pavement. Chairman Allison stated he felt they both needed to be totally on the pavement and moved to the west so they do not take up more than nine parking spaces. Mr. Dreiling asked why it was important to have them on the pavement. Chairman Allison responded because of the prospect of killing the grass in the area and the safety of customers. Les Mangus asked Mr. Dreiling how the applicant would control the irrigation of the lawn if there were tents placed in the yard. Mr. Dreiling said he will tell the applicant the structures need to be placed totally on the pavement.

Clark Nelson asked what would happen if this application was approved for only one year instead of annually, which would mean the applicant would have to appear before the committee again next year but would allow the committee time to critique how well it worked this year. Mr. Dreiling said he did not think the applicant was looking for a president and coming back next year should not be a problem.

Don Kimble stated he did not think the applicant would want the unattractive structures in front of his attractive building any longer than he needed them to sell product. He continued by asking Les Mangus if the temporary structure permit would have a date the structures had to come down by. Les Mangus said the committee could condition its approval on a specific time period. Clark Nelson asked what an appropriate time period would be. Chad Stearns stated he thought 90 percent of sales would be done in about three months. Les Mangus stated that bedding plants would be done June 15, but the shrubs and other plants linger into the fall months.

Don Kimble asked how they can help the applicant without delaying them another 30 days with all the changes the committee wants and no drawings to view those changes. He asked if the committee could make a motion to approve it with all the changes they had requested and subject to Les' approval of a new drawing. Les Mangus responded yes.

Chairman Allison asked if the structures were all moved to the pavement would the awning be extended. Mr. Dreiling said it

would have to be. Chairman Allison stated by doing so portions of the awning would be over grass but he did not feel that was a problem.

*Don Kimble made a motion to approve the application not as submitted, but rather with the changes that both structures have to be placed on the paved area as to not kill any of the existing irrigated turf, that the structures be moved to the west to insure the appropriate number of approved parking spaces as per Les Mangus and that the structures stand no longer than six months from the day they are erected. Clark Nelson seconded the motion. Chairman Allison asked if there was any discussion. There was none. Motion carried 6/0.*

**SP-99-07** – Review the Site Plan for the picnic table/shelter at Hope Community Church located at 1831 E. 21<sup>st</sup> Street.

Chairman Allison informed the committee there had been an extra item added to the agenda. The Hope Community Church wished to present an application for a picnic table shelter on their property.

Jim Ralston represented the application.

Mr. Ralston thanked the committee for allowing him to the present the project that evening. He explained the church was wanting to build a picnic shelter and when paying for the permit discovered they needed to go before the Site Plan Review Committee. He continued saying what is driving the schedule on this application is two large outdoor events coming up for the church and it is crucial for them to have this shelter. Mr. Ralston explained the intent is the build the shelter as a 24x40 building. The shelter will be adjacent to the existing sports court and it will only be visible from the Kansas Turnpike.

He continued by telling the committee they would like to find a way to pursue this project as they have a volunteer group planning on building the shelter this weekend, contingent upon what the committee decides. Mr. Ralston said if the committee does not like what they see it can certainly be addressed when they come back in couple of months with renovation plans, and if it is something really strange the structure can be moved or taken down. He explained the shelter would have the same type of roof used on the church building which is a drift wood heritage shingle and the bottom of the ceiling will be enclosed to keep out birds and other animals. The projected cost of the project is around \$4,000 with all of the labor cost being donated in house.

Chairman Allison informed the committee the firm he works for is developing the renovation project for Hope Community Church, he is not directly involved in the project but his firm is.

*Don Kimble made a motion to approve the picnic pavilion as presented. Jason Mohler seconded the motion. Chairman Allison asked if there was any discussion. There was none. Chairman Allison abstained from voting. Motion carried 5/0/1 abstention.*

Member Items

**Member Items:** There were no member items.

*Jason Mohler made a motion to adjourn the meeting at 7:06 p.m. Adjourn Clark Nelson seconded the motion. Motion carried 6/0.*

Respectfully Submitted by

Kandace Hunt, Administrative Secretary

Approved this 6<sup>th</sup> day of May, 2008 by the Site Plan Review Committee, City of Andover.