

CITY OF ANDOVER  
SITE PLAN REVIEW COMMITTEE  
May 6, 2008  
**MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, May 6, 2008 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Clark Nelson called the meeting to order at 6:02 p.m. Members present were Jason Mohler, Chad Stearns and Stephanie Melsheimer. Others in attendance were Les Mangus Director of Public Works and Community Development, Jeff Bridges City Clerk/Administrator and Kandace Hunt Administrative Secretary. Members absent were Chairman Doug Allison and Don Kimble.

Call to order

**Review the minutes of the April 1, 2008 Site Plan Review Committee meeting.**

Review the minutes of the April 1, 2008 Site Plan Review Committee.

*Jason Mohler made a motion to approve the minutes as presented. Chad Stearns seconded the motion. Motion carried 4/0.*

**Communications:**

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**Review the minutes of the March 11 2008 and March 25, 2008 City Council meetings.** The minutes were received and filed.

**Review the minutes of the February 19, 2008, February 25, 2008, March 18, 2008 and March 27, 2008 Planning Commission meetings.** The minutes were received and filed.

**Review the minutes of the March 11, 2008 Subdivision meeting.** The minutes were received and filed.

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

**SP-2005-34-** Review the Site Plan for the Butler Community College 5000 Building exterior enhancements located at 715 E. 13<sup>th</sup> Street.

SP-2005-34

**From Les Mangus' Memo:** The Site Plan for the Butler Community College is yet another phase in the transformation of the former Raytheon site. The current phase is strictly aesthetic improvements to make the face of the building match the newly constructed student union addition.

Clark Nelson asked if an applicant was present.

Marvin Dodson of Butler Community College said the applicants were waiting for the arrival of their architect.

The committee decided to move to agenda item number six while waiting.

**SP-2007-04-** Review the revisions to the Andover Public Library landscape plan located at 1607 E. Central. SP-2007-04

**From Les Mangus' Memo:** The Andover Public Library has received additional donations to install the garden area at the east end of the building that was shown in the original plans, but deleted for budget reasons. The proposed plan is similar to the original.

Clark Nelson asked if there was an applicant present. Andover Public Library Director Carol Wohlford was present to represent the application.

Ms. Wohlford explained to the committee the library would like to resubmit the plan for the new library's garden. The garden was removed from the original plan due to lack of finances, but funds are now available and the library would like to proceed with the garden concept. Ms. Wohlford continued by saying the plans for the area are the same with the exception of the limestone wall being changed to a wrought iron fence.

Jeff Bridges noted the funds were private money so there would not be a change order to the City.

Clark Nelson asked Les Mangus if he had any questions or comments after reviewing the plans. Les Mangus said no.

Ms. Wohlford said the plantings being proposed were only suggestions and the applicants will work with the City on the finalization.

Jason Mohler asked if there was access to the garden from anywhere other than the front of the building. Ms. Wohlford said there will be access from the gallery, which is located at the east end of the building, as well.

*Jason Mohler made a motion to approve SP-2007-04 as presented. Stephanie Melsheimer seconded the motion. Motion carried 4/0.*

**SP-2008-06-** Review the Site Plan for the Andover Central Middle School Bulletin Board LED Sign located at 903 E. Central. SP-2008-06

**From Les Mangus' Memo:** The Site Plan for the Andover Central Middle School Bulletin Board Sign is very similar to the Andover Central High School Bulletin Board Sign. The proposed location and sign meet the bulk regulations for the zoning district.

Clark Nelson asked if an applicant was present, none was. The committee moved to agenda item number eight.

**Sp-2008-08-** Review the Site Plan for the Andover Laser Wash located SP-2008-08

at 1933 N. Andover Road.

**From Les Mangus' Memo:** Because the landscape plan and revisions to the plans for the Andover Laserwash were not available before I left town for the week Staff Comments were reserved. After reviewing those late details I have no additional comments. All of the bulk regulations and conditions of zoning appear to have been addressed.

Clark Nelson asked if an applicant was present. Agent for the applicant Don Folger along with applicant Kevin Burkholder were present to represent the application.

Pictures of the existing Andover Laser Wash were given to committee members.

Mr. Folger explained to the committee the application had already been before the Planning Commission and had been granted a Special Use for the facility. He continued by saying access to the car wash will be from Ira Court and will exit from Andover Road. An eight foot wall will be constructed around the west and south as required by the Planning Commission.

Mr. Folger stated the drainage of the site starts at the west and travels around the site to the south and east and exits north at Andover Road. The developers kept the landscaping to the north and south open as to not barricade the building from the view of traffic.

Clark Nelson asked Les Mangus if he had any comments on the drainage and landscape plans. Les Mangus said no.

Mr. Folger explained the exterior of the building would be similar to the existing facility with the same materials being used throughout. The only difference in the two buildings is the new car wash will have three bays and a canopy over the entrance to the mechanical area.

Stephanie Melsheimer asked if there would be any signage on the building. Mr. Burkholder explained there would be a sign on the building facing Ira Court, but it would not be lit. Mr. Folger added there will be a monument sign in front of the car wash which will be made of a buff color split face block to match the building.

Mr. Folger next spoke of the lighting plan. There will be three pole lights along the north and south sides of the building. These lights will have shields to keep them from glaring to the south.

Jason Mohler asked how the trash dumpster would be enclosed. Mr. Folger said it would be surrounded by a concrete wall but it had not yet been decided if the front would be enclosed with a metal or wooden fence.

Clark Nelson asked Les Mangus if all staff comments had been

addressed. Les Mangus said yes.

*Jason Mohler made a motion to approve SP-2008-08 as presented.  
Stephanie Melsheimer seconded the motion. Motion carried 4/0.*

The committee returned to agenda item number five, SP-2005-34, the review of the Site Plan for the Butler Community College 5000 Building exterior enhancements located at 715 E. 13<sup>th</sup> Street.

Clark Nelson asked if an applicant was present. Vince Haines of PKHLS Architecture was present to represent the application.

Mr. Haines explained to the committee the exterior enhancements to the 5000 Building are part of a multi-phase project for the Andover Campus. Currently under construction is Phase 2 which is the development of the student union. Mr. Haines informed the committee the Site Plan was the same plan presented to them for the student union last fall, nothing inside was being changed, only the aesthetics of the 5000 Building. The aesthetics of the building will be an expansion of the new student union piece, with the introduction of darker brick to give the building depth.

Mr. Haines informed the committee the start date of this project is planned for this summer. Clark Nelson asked when the enhancements would be complete. Mr. Haines said by this winter.

Les Mangus asked if the existing brick veneer would be covered. Mr. Haines said the existing surface is not veneer, it is an eight inch slump block with a textured front. Les Mangus asked what would be done about the brick on the northeast corner. Mr. Haines said that brick would be covered.

Clark Nelson asked if a landscape plan had been approved. Mr. Haines said the committee had approved a conceptual landscape plan and the next phase of the remodel is to bring in a more detailed landscape plan for final approval.

Jason Mohler asked what the estimated time for completion of the student union was. Mr. Haines said it would be complete in September.

Stephanie Melsheimer asked what the material being used on a portion of the wall facing southwest would be. Mr. Haines said it will be metal panels.

Mr. Haines informed the committee the applicants did not anticipate having signage on the building, instead low monument signs will be used at entrances.

Clark Nelson asked Les Mangus if all staff comments had been addressed. Les Mangus said yes.

Clark Nelson asked if there were any other questions or comments from

committee members. There were none.

*Jason Mohler made a motion to approve SP-2005-34 as presented.  
Stephanie Melsheimer seconded the motion. Motion carried 4/0.*

The committee next returned to agenda item number seven SP-2008-06, review of the Site Plan for the Andover Central Middle School Bulletin Board LED sign located at 903 E. Central.

Clark Nelson asked if an applicant was present. Andover Central Middle School Principal Doug Baber along with Mary Wilson and Jeff Don of George Lay Signs, Inc. were present to represent the application.

Mr. Baber explained the Central Middle School sign will be similar to the one already erected at Andover Central High School. He continued by saying the sign will be a way for the school to communicate with parents and advertise events. The sign has been approved by the school district's board of education.

Clark Nelson asked if the message board portion of the sign would be a reader. Ms. Wilson explained most messages on the board will be made up of several frames which will hold for a few seconds then switch.

Clark Nelson asked what the intensity of the lights would be. Ms. Wilson explained the units come with automatic dimming; the brightness level is at 6,000 nits at night and a third of that during daylight.

Clark Nelson asked what type of landscaping would be used. Mr. Baber said a stone border would be placed around the outside of the sign and plantings would be within that area. The applicants proposed the use of purple leaf dwarf Nandina and Wintergem Boxwood.

Jason Mohler asked if the base would be built out of concrete block. Mr. Baber said they would use masonry landscaping rock that will tie in with the school building.

Chad Stearns asked if there was irrigation in the area. Mr. Baber said the irrigation system was not located near the sign. Clark Nelson asked how the new landscaping would be watered. Mr. Baber said the district had hired two full time and two six month landscape employees who would most likely be responsible for the upkeep. Les Mangus asked who proposed the type of plantings to be used. Mr. Baber said they were suggested by him. Les Mangus explained that without irrigation, the types of plants chosen would not develop well. Mr. Baber said he was willing to take committee suggestions on what to plant. Les Mangus said if the applicants wanted to plant something with a purple color he would suggest Crimson Pygmy Barbary. He also suggested ornamental grass. Mr. Baber said the applicants would be willing to comply with those suggestions.

Clark Nelson asked if there were any other questions. There were none.

*Jason Mohler made a motion to approve SP-2008-06 with the condition of changing the landscape plantings from purple leaf dwarf Nandina and Wintergem Boxwood to Crimson Pygmy Barbery and an ornamental grass and noting the masonry boarder around the sign. Stephanie Melsheimer seconded the motion. Motion carried 4/0.*

Les Mangus informed the committee he had recently attended the American Planning Association Conference and one of the better seminars was put on by the United States Sign Council, an industry group that has hired Penn State University to make recommendations to them on what effective signage is. He continued by saying they have put out some great brochures and detailed specs on what it takes to make effective signage. Les Mangus suggested as the committee works towards new Site Plan Criteria the effective signage information should be incorporated. Clark Nelson asked if Les Mangus would be willing to spend time at next months meeting explaining this idea further. Les Mangus said he would download the information and bring it to the committee.

**Member Items:** Stephanie Melsheimer asked what type of signage was used for the schools because she had noticed several of the letters had fallen off. Les Mangus said the letters had not fall off, they are stolen and do not get replaced. He said the letters are cut aluminum or aluminum casting and are not good products for the school to use because students can easily remove them. He continued by saying the newer elementary schools are using a flat panel painted sign so the letters can not be pried off.

Member Items

Clark Nelson said he appreciated the members being present for the evenings meeting.

*Jason Mohler made a motion to adjourn the meeting at 6:40 p.m. Stephanie Melsheimer seconded the motion. Motion carried 4/0.*

Adjourn

Respectfully Submitted by

Kandace Hunt  
Administrative Secretary

Approved this 3<sup>rd</sup> day of June 2008 by the Site Plan Review Committee,  
City of Andover.