

The Site Plan Review Committee met for a regular meeting on Tuesday, June 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, Chad Stearns, Don Kimble, Stephanie Melsheimer, and Clark Nelson. Others in attendance were Les Mangus Director of Public Works and Community Development, Jeff Bridges City Clerk/Administrator and Kandace Hunt Administrative Secretary.

Review the minutes of the May 6, 2008 Site Plan Review Committee.

Communications

Review the Potential Residential Development Lot Report.

SP-2007-35

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Kim Quastad of Turnkey Inc. was present to represent the application.

Mr. Quastad explained the developers would like to remove the eyebrow canopies from above the doors on the west side of the building and replace them with windows. The canopy eyebrows on the south side of the building will remain.

Clark Nelson asked why the applicant was requesting the change. Mr. Quastad said the eyebrow canopies were dropping down into some of the doorways and pushing the columns out five to eight feet away from the building, which he felt could be an issue for people backing out. Also if the location of a door had to be changed the canopies would cause the west face of the building to look off center.

Stephanie Melsheimer asked if there would be graphics or logos on the awnings over the walk doors. Mr. Quastad said he would not object to a tenant putting a logo on the awning, but would not allow them any other signage.

Don Kimble asked if the completed south elevation shown on the plan was part of a future phase. Mr. Quastad said yes. Don Kimble asked if in phase one the south elevation of the building would be bare. Mr. Quastad said yes, but trees would be placed in the area. Don Kimble asked what the time frame was for the addition of the second building. Mr. Quastad they hope to begin before the end of the year.

Don Kimble asked how many canopies would be removed. Mr. Quastad said three canopies will be removed with the addition of four windows in the place of each.

Jason Mohler asked how much of the building was being leased and how much Mr. Quastad would be keeping. Mr. Quastad said he plans on using 3,600 square feet on the north end of the 18,000 square foot building. He added that the second phase of the project will be 14, 500 square feet.

Chairman Allison asked if there were any other comments or questions.

Don Kimble said he was disappointed with the change. Jason Mohler agreed saying he understands the project is in an industrial area and it is hard to force a lot of aesthetic regulations on an

industrial building, but the front facade of this building faces Andover Road and needs to look nice. Mr. Quastad said the developers had dressed up the front face of the building with a high end panel to look like EFIS, and have up graded from Nova brick to stone. They have also added a horizontal line at the top and bottom of the building with a color band to help give the building lines seen on a typical EFIS building.

Don Kimble asked if the master plan has a proposed building in between this building and Andover Road. Mr. Quastad said no. Les Mangus said he thought Don Kimble was asking about the future buildings to the west of this site. Mr. Quastad said there were no official plans at this time. Don Kimble asked if there was room for another building. Mr. Quastad said there is room for a good sized building. Don Kimble said he was ok with the change because of the potential of another building being built in between the existing facility and Andover Road.

Jason Mohler made a motion to approve the amendment of SP-2007-25 as presented. Clark Nelson seconded the motion. Chairman Allison asked if there was any further discussion, there was none. Motion carried 6/0.

SP-2008-09- Review the Site Plan for the Andover USD #385 Bus Maintenance Facility located at 222 E. King. SP-2008-09

From Les Mangus Memo: The site plan for the expansion of the USD #385 Transportation Center is a very simple expansion of the gravel bus parking area to the east of the existing, and the addition of a set of fuel tanks. There are a few issues that need to be address:

1. Southern Star Pipelines will have to give approval to the fencing and gravel surfacing on the pipeline easement.
2. SWS Line 1 – The note about leveling the flow line of the drainage way out with gravel needs to be removed.
3. Site Grading – The grades of the proposed gravel parking area sheet grading are 0.46%, 0.25%, 0.625% and 1% respectively, which is too flat for sheet drainage on gravel.
4. Site Lighting – The new site lighting is shy of the 1 foot candle minimum along the south edge of the parking and access way.

James Nightingale of Howard and Helmer Architecture was present to represent the application.

Mr. Nightingale explained the school district had purchased the

additional land to the east of the existing bus maintenance facility for the expansion of parking stalls. Access to the site will be through a gravel drive that will span along the drainage easement which runs along the east side of the property to the south with two reinforced concrete culverts to handle the flow. The expansion will add around 20 additional parking stalls for buses and 25 for other district vehicles. The lot will be gravel and surrounded by a six foot high security chain link fence with lighting that will meet the one foot candle lighting requirement.

Mr. Nightingale continued by explaining the second portion of the project which is the addition of two above ground fuel stations, one for diesel the other for unleaded gasoline. The stations would each hold 2,000 gallons and would be located 30 feet east of the existing building.

Clark Nelson asked when the land was purchased. Mr. Nightingale said the school district had purchased the land from Promote Andover and had closed on the property in January. Clark Nelson asked how many acres the school district purchased. Mr. Nightingale said they had purchased 3.9 acres. Jeff Bridges explained the land had been purchased prior to being turned over to the City.

Mr. Nightingale informed the committee the tree coverage on the front half of the lot will remain undisturbed, but the trees along the backside will be removed to create a parking lot. Chad Stearns asked what the area backed up to. Les Mangus said the lot backs up to ATG Sports and Sherwin Williams.

Chairman Allison asked if the applicants were aware of the grading concerns. Mr. Nightingale said yes and they have resolved some of those issues. Les Mangus said in the plans he had received the civil engineers had not addressed the site grading. They start at a 0.46 percent slope and move to 0.25 percent. With a gravel surface that area would be wet most of the time. Mr. Nightingale asked what area Les Mangus was speaking of. Les Mangus said starting at the east and working west the numbers for the slope read 0.46, 0.25, 0.625 and 1 percent. He continued by saying it is hard to drain pavement at 0.46 percent let alone gravel.

Les Mangus said the drainage plan had a note to level the flow line with the parking lot gravel. With the quantity and rate of flow coming down the drainage way, if gravel is placed in the flow line it will all accumulate in the pipe with the first storm the area has. Mr. Nightingale said he did not recall what size of rip-rap the

engineer had called out. Les Mangus said the plan shows rip-rap on the ends of the pipe, but there is a note saying he is going to level off the flow line with the parking lot. Les Mangus suggested filling the flow line with dirt and putting some kind of stabilizing blanket over it.

Chairman Allison asked if there were any further questions. There were none.

Clark Nelson made a motion to approve SP-2008-09 subject to the comments in Les Mangus' Memo being addressed. Stephanie Melsheimer seconded the motion. Motion carried 6/0.

Member Items: There were no member items.

Member Items

Chairman Allison adjourned the meeting at 6:25 pm.

Adjourn

Respectfully Submitted by

Kandace Hunt
Administrative Secretary

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