

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
November 4, 2008
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, November 4, 2008 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:04 p.m. Members present were Jason Mohler, Don Kimble, Stephanie Melsheimer, Fred Deppner and Clark Nelson. Others in attendance were Les Mangus Director of Public Works and Community Development, Kandace Hunt Administrative Secretary, and Sasha Stiles City Administrator. Member Chad Stearns was absent.

Call to order

Review the minutes of the October 7, 2008 Site Plan Review Committee meeting.

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Jason Mohler made a motion to approve the minutes as presented. Clark Nelson seconded the motion. Motion carried 6/0.

Communications:

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Review the minutes of the September 9, 2008 and September 30, 2008 City Council meetings. The minutes were received and filed.

Review the minutes of the September 16, 2008 Planning Commission Meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

SP-2008-15- Review the preliminary Site Plan for the Andover Flexspace located at 221 E. Commerce Street.

SP-2008-15

From Les Mangus' Memo: The preliminary site plan for the Andover Flexspace building is the result of the owner's desire to create a warehouse for his existing import wholesale business, and provide incubator space for manufacturing/warehouse space for potential tenants. The subject property is encumbered by 3 – 60' drainage and utility easement, which limits the configuration of the proposed warehouse and loading/unloading facilities. The details on the appearance are not included at this time, but the owner is seeking the SPRC input before proceeding to the final

design.

Chairman Allison asked if an applicant was present. None was.
Chairman Allison moved case SP-2008-15 to the end of the evening's agenda.

SP-2008-16- Review and approve the Site Plan for the SP-2008-16 Meadowlark Elementary School remodel located at 1411 N. Main.

From Les Mangus' Memo: The proposed improvements at the Meadowlark Elementary School include the demolition of some existing structures and removal of portable classrooms from the rear of the building, and aesthetic enhancements to the main building entrance. The bulk regulations for the district are met, and no changes to the parking, access or lighting are proposed. Staff supports the plan as presented.

Chairman Allison asked if an applicant was present. Bob Faires of Howard & Helmner Architecture was present to represent the application.

Mr. Faires explained a gym and three and a half classrooms on the west side of the building have been demolished to allow for the construction of a cafeteria and kitchen which will also serve as a FEMA shelter. The existing metal building along with the portable classrooms will be removed. A new entrance will be created on the east elevation along with embellishments to the façade. A portion of the asphalt playground will be dedicated to a fire lane and a fire hydrant will be added. Mr. Faires noted there is a low lying area to the south of the new building which collects significant water, with the new development the down spouts will be moved to tie into the existing underground drainage system.

Don Kimble asked if the floor elevations of the new building would match the existing elevations. Mr. Faires said yes. Don Kimble noted the west wall of the new building is several feet below grade and asked how the situation would be handled. Mr. Faires said there will be a stairwell and ramp along the west side of the building which is about a three and a half foot difference, so the grade will not be disturbed. Don Kimble said he thought the west sidewalk was three and a half feet below grade. Mr. Faires said the sidewalk is not below grade, the finished floor is.

Mr. Deppner asked if the new building would use the existing floor. Mr. Faires said no, the new building will have new footings and floors which will be larger for FEMA requirements.

Clark Nelson asked how many people the FEMA shelter could hold. Mr. Faires said it is designed to hold 550 people. Clark Nelson asked for the population of the school. It was noted that 350 students are expected to return with the reopening of the school.

Mr. Faires next explained the elevations of the building. The brick being used on the improvements will match the brick with a darker brick accent along the bottom. The east elevation will be the entry to the building shifting one bay to create a canopy entrance.

Chairman Allison asked what type of materials would be used on the entrance. Mr. Faires said the entry would have a standing seam metal roof with EFIS walls and acrylic lettering. Les Mangus suggested using a more durable material than EFIS for the walls of the entry. Mr. Faires said the material could be changed.

Chairman Allison asked if the EFIS walls were attached to the building. Mr. Faires said no, the walls are six to eight feet long and 12 inches wide but do not attach.

Jason Mohler made a motion to approve SP-2008-16 as presented. Don Kimble said he would like to amend the motion to include a condition that the applicants discuss changing the EFIS on the front entry to a more durable material approved by Les Mangus. Jason Mohler accepted Don Kimble's amendment. Don Kimble seconded the motion. Motion carried 6/0.

SP-2008-17- Review and approve the amended Site Plan for the Sherwin Williams building located at 630 E. 13th.

SP-2008-17

From Les Mangus' Memo: The proposed building additions to the Sherwin Williams facility are part of an upgrade to electrical service to the plant. The small lean-to additions will house additional electrical switch gear. Staff recommends approval of the proposed building additions as presented.

Chairman Allison asked if an applicant was present. Dale Hermes of Architectural Innovations, LLC and Chris Biggs of Dondlinger Construction were present to represent the application.

Mr. Hermes explained the applicants want to construct two 7x16 foot enclosures for electrical gear to maintain production levels. The buildings will be located on the south side of the existing building and constructed of a tan metal panel with an off-white

metal roof.

Don Kimble stated he felt this would be a good opportunity to ask the applicants for additional landscaping on their property. He suggested planting five pine trees evenly spaced from the east side of the pond to the end of the property.

The Committee discussed what type of pine tree would have the best chance of survival and decided to request Red Cedar trees.

Don Kimble made a motion to approve SP-2008-17 with the condition that five Red Cedar trees be planted and spaced evenly from the east edge of the pond to the end of the property. Clark Nelson seconded the motion. Motion carried 6/0.

The Committee returned to agenda item number five, SP-2008-15.

Chairman Allison asked if an applicant was present. Scott Bishop was present to represent the application.

Mr. Bishop explained his lot in the Industrial Park is approximately 2.2 acres, but due to the drainage and easements nearly half of the land is unbuildable. The building will be a 33,000 square foot steel structure building at 120 feet wide 275 feet long. Mr. Bishop plans to use 12,000 square feet himself. Mr. Bishop proposed having metal arches over the entrances on the east elevation to match existing buildings throughout the area. The building will have a six inch concrete floor and parking deck. Mr. Bishop said he would like to use the west utility easement for the majority of the landscaping.

Chairman Allison asked if any of the area west of the building would be paved. Mr. Bishop said no.

Jason Mohler asked if there was a long term plan for the 60 foot easement. Les Mangus said the easement is used for open channel drainage.

Don Kimble said the building being proposed is too big for the lot. There would be no landscaping available because the building would be constructed from buildable area to buildable area. Mr. Bishop asked if the 60 foot utility easement could be used for landscaping when the elevations are brought up. Don Kimble said no. He added the building will need to be 12 inches above the curb at Commerce Street. Don Kimble suggested Mr. Bishop hire a licensed civil engineer to assist in finding the best use of his

property. Les Mangus told Mr. Bishop a civil engineer may be able to prove the 60 foot easement is more than necessary.

Chairman Allison clarified that landscaping could be done in the easement but it would be a risky move.

Mr. Bishop said he felt the main challenge with his property as well as the entire industrial park will be making the economics justify the goal. There is only so much rent you can get for a certain property and when tens of thousands of cubic yards of fill dirt or concrete flumes have to be put in and half of the land is still unusable, the economics are not justified.

Don Kimble pointed out the drainage ditch zig-zags throughout most of the industrial park and asked how the City would handle putting pipes through the area. Les Mangus said a benefit district would have to be established and the cost of the pipes would be assessed to the benefit district. Les Mangus noted if the drainage channel is six feet below the finished floor and the building is a foot or more above the curb to the north the channel would be 54 feet wide, so a 60 foot drainage easement is not unreasonable for surface drainage. But the same amount of water could be carried in a piece of pipe that is four feet in diameter. The applicant will have to determine if paying for the pipe would outweigh the loss of 500 feet of land.

Chairman Allison asked if the east side of the building would be paved. Mr. Bishop said yes. Chairman Allison asked what would be done at the south end of the building. Mr. Bishop said there would be a sub grade dock in the area.

Don Kimble asked how the applicant knew how many parking spaces he would have and stated they were not shown on the plan. Mr. Bishop said the parking spaces will depend on the type of tenants the building has. Don Kimble said the Zoning Regulations state how many spaces are need per square foot of the building. Les Mangus said part of the challenge will be determining the mix between office and warehouse space. Since it is difficult to determine at this point he would suggest the applicant error on the more strenuous side of the equation.

Clark Nelson asked when Mr. Bishop had purchased the property. Mr. Bishop said December of 2007.

The Committee suggested Mr. Bishop hire a licensed civil engineer to help him develop his property.

Chairman Allison noted there was a request for an additional agenda item for an amendment to SP-2008-12 a Site Plan for the Kansas Medical Center electronic message center sign located at 1124 W. 21st Street.

Chairman Allison asked if an applicant was present. Chief Operating Officer for the Kansas Medical Center Daryl Thornton and Director of Plan Operations for the Kansas Medical Center Tom Thomas were present to represent the application.

Les Mangus explained the applicants have run into a problem with the electronic message center sign as the developer does not support the location originally proposed and approved.

Mr. Thomas explained the Cornerstone sign on Keystone had not been constructed at the time the electronic sign was proposed. Now that the Cornerstone sign has been built the developers believe the electronic sign would hinder the view of it. The applicants and developer feel it would be in both parties best interest to move the electronic message center 50 to 60 feet to the west. Nothing else will be changed.

Don Kimble asked if this would put the sign closer to 21st Street. Mr. Thomas said no, it is exactly the same distance from 21st Street as the first proposal.

Chairman Allison asked if the new location was clear of any easements. Les Mangus said yes.

Don Kimble noted he had voted against the previous submittal because he felt the sign was too large and his feelings have not changed.

Clark Nelson stated he felt moving the location of the sign made the line of sight less of an issue.

Clark Nelson asked Les Mangus if the variance for this project had been approved by the Board of Zoning Appeals. Les Mangus said yes.

Clark Nelson made a motion to approve the amendment to SP-2008-12 as presented. Stephanie Melsheimer seconded the motion. Motion carried 5/1.

Member Items: The Committee welcomed new Site Plan Review Member Items

Committee member Fred Deppner.

Chairman Allison adjourned the meeting at 7:07 p.m.

Adjourn

Respectfully Submitted by

Kandace Hunt
Administrative Secretary

Approved this 2nd day of December 2008 by the Site Plan Review
Committee, City of Andover.