

**CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
February 3, 2009
MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, February 3, 2009 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, Stephanie Melsheimer, Fred Deppner and Clark Nelson. Others in attendance were Les Mangus Director of Public Works and Community Development, Kandace Hunt Administrative Secretary, Sasha Stiles City Administrator and Shane Coelho Assistant City Administrator. Members absent were Chad Stearns and Don Kimble.

Review the minutes of the January 6, 2009 Site Plan Review Committee meeting.

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

Review the minutes of the January 6, 2009 Site Plan Review Committee.

Communications:

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

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

Review the Potential Residential Development Lot Report.

SP-2008-19-Review and approve the Site Plan for Spangles located at 531 S. Andover Road.

SP-2008-19

Chairman Allison informed the Committee the applicant had requested to be moved to the end of the agenda. The Committee agreed to move SP-2008-19 to the end of the agenda.

SP-2009-01-Review and approve the Site Plan for the Cornerstone interior monument sign located at the north corner of Cornerstone Parkway and Sandstone Street.

SP-2009-01

From Les Mangus' Memo: The site plan for the proposed

interior entry monument in the Cornerstone development meets the bulk regulations for the district and exceptions permitted by the PUD. The proposed location is in the middle of Sandstone Street and was not platted as a homeowner's association reserve, but the developer will be petitioning the City Council to do so after the fact.

Monica Palyash of MKEC Engineering Consultants and Rob Ramseyer of Ritchie Development were present to represent the application.

Ms. Palyash informed the Committee the monument sign will be located at the existing roundabout on Sandstone Street and Cornerstone Parkway in the island on Sandstone Street. The size of the monument is approximately five foot tall by three and half foot wide. The sign will be constructed of dry stack stone with a powder coated textured logo that will be lit from the ground. The applicants are proposing to place sod around the sign. Ms. Palyash noted the monument sign will be similar in keeping with the two existing interior monuments in Cornerstone and will accommodate the third phase of the development.

Clark Nelson asked what the price of homes in the area accompanying the sign would be. Ms. Palyash said the homes in Whispering Pines are in the \$300,000 range.

Les Mangus said the monument sign meets all the bulk regulations for the neighborhood. The only outstanding issue is the median proposed is not in a platted reserve. He continued by saying he and Mr. Ramseyer have been working on a transfer of deeds that would have the City Council give that portion of land back to Ritchie Development as a reserve.

Clark Nelson made a motion to approve case SP-2009-01 contingent on the City Council approving the transfer of deeds for the reserve. Stephanie Melsheimer seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 5/0.

SP-2009-02-Review and approve the Site Plan for the Jayhawk Landscapes building sign located at 1618 N. Main.

SP-2009-02

From Les Mangus' Memo: The proposed wall sign for Jayhawk Landscapes at 1618 N. Main Street meets the bulk regulations for the district.

There was no applicant present to represent the application.

Les Mangus said the signage meets the bulk regulations for the district and the applicant will be providing a landscape plan at a later date.

Jason Mohler made a motion to approve SP-2009-02 as presented. Clark Nelson seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 5/0.

The Committee returned to agenda item number five, SP-2008-19, SP-2008-19 review and approve the Site Plan for Spangles located at 531 S. Andover Road.

From Les Mangus' Memo: The proposed site plan for the Spangle's at 531 S. Andover Road reflects the conceptual layout presented as a preliminary site plan. The parking layout has been modified to reflect the comments at the preliminary review. The Andover Road frontage landscape bed has been expanded to 13 feet wide. Two issues regarding signage remain unresolved:

1. The proposed wall signage on the front of the building exceeds the five percent maximum allowed.
2. The proposed location of the pylon sign is located in a utility easement.

The parking lot screening plantings along Cloud Avenue frontage are not provided sufficient planting area. The proposed Compact Andorra Juniper spreads six to eight feet at two to three feet in height, and the proposed bed is two to five feet wide with a two foot bumper overhang, which would damage plantings. The parking stalls could be oriented more parallel with the building to create a larger planting bed for the parking lot screening.

Jason Mohler disqualified himself from the discussion and vote in order to act as agent for the applicant.

Agent for the applicant Jason Mohler of Crafton Tull Sparks Architectural Engineering as well as applicant David Dooman CFO of Spangles and developer Hal McCoy were present to represent the application.

Mr. Mohler informed the Committee the applicants had received permission through the Planning Commission and City Council to vacate a portion of the access control along Andover Road allowing them to create a right-in entrance only.

Clark Nelson asked if the applicants were platting the lot to the north as well. Mr. Mohler said no, the lot is already platted. Les Mangus explained the Spangles site and the lot to the north together are one platted lot. The applicants will need to apply for a lot split to create two parcels.

Mr. Mohler presented the Committee with revised plans addressing the comments in Les Mangus' memo. The first comment is the size of the wall signage on the front of the building. Mr. Mohler explained some signage from the east façade has been moved to the side of the building with the remaining lettering being reduced to fit within the five percent maximum allowed. The second comment states the pylon sign is within an existing utility easement. Mr. Mohler informed the Committee the applicants will be applying to vacate a portion of the easement to allow for the construction of the sign. The third comment is the parking lot screening plantings along the Cloud Avenue frontage are not provided sufficient planting area. Mr. Mohler said the curb line has been adjusted to accommodate the type of planting proposed.

Clark Nelson asked if the developers were satisfied with the approach around the building. Mr. Dooman said yes. He continued by saying the building and the entrance on Cloud Avenue have been moved back to accommodate landscaping requirements and to create more of a stacking lane on Cloud Avenue.

Clark Nelson asked if a cross easement with the future pad site would be needed. Mr. Dooman said Mr. McCoy will be constructing improvements to the lots to the west and north of the subject site in conjunction with the construction of Spangles.

Clark Nelson asked Les Mangus how the committee should address the parking stall orientation issue noted in his memo. Les Mangus said the issue has been addressed in the revisions provided.

Mr. McCoy asked if tonight's site plan approval included the improvements to the sites west and north of the Spangles site. Les Mangus said those improvements could be included in the approval, but the landscape plan only shows the Spangles site. A landscape plan for the north and west lots will need to be provided. Mr. McCoy said he intends to handle the improvements in conjunction with the development of Spangles and will present a separate landscape plan to the Committee.

Chairman Allison asked what the large black box in the northeast corner was. Mr. Mohler said it is a storm sewer inlet.

Clark Nelson made a motion to approve SP-2008-19 subject to the approval of a lot split, vacation of a utility easement for the pylon sign and a landscaping plan for the west lot. Fred Deppner seconded the motion Chairman Allison asked if there was any further discussion. Les Mangus said the landscape plan should include the north lot as well. Clark Nelson amended his motion to include a landscape plan for the north lot. Fred Deppner seconded the motion. Motion carried 4/0/1 with Jason Mohler abstaining.

Member Items: There were no member items.

Member Items

Chairman Allison adjourned the meeting at 6:36 p.m.

Adjourn

Respectfully Submitted by

Kandace Hunt
Administrative Secretary

Approved this 3rd day of March 2009 by the Site Plan Review Committee, City of Andover.