

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
August 4, 2009
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, August 4, 2009 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:10 p.m. Members present were Jason Mohler, Clark Nelson and Dennis Bush. Others in attendance were Les Mangus Director of Public Works and Community Development, Sasha Stiles City Administrator, and Kandace Hunt Administrative Secretary. Members absent were Chad Stearns, Stephanie Melsheimer, Fred Deppner, Don Kimble and Assistant City Administrator Shane Coelho.

Call to order

Review the minutes of the June 2, 2009 Site Plan Review Committee meeting.

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Clark Nelson made a motion to approve the minutes as presented. Jason Mohler seconded the motion. Motion carried 4/0.

Communications:

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Review the minutes of the May 26, 2009 and June 9, 2009 City Council meetings. The minutes were received and filed.

Review the minutes of the May 19, 2009 Planning Commission meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

SP-2008-19- Review and approve the amended site plan for Spangles located at 531 S. Andover Road.

SP-2008-19

From Les Mangus' Memo: While soliciting bids for the landscaping for the new Spangle's located at 531 S. Andover Road, the developer was questioned about the size and spacing of the plants in the Andover Road planting bed by one of the material suppliers. The approved plan calls for several 5-gallon and 3-gallon varieties, which the developer would like to reduce to 3-gallon and 1-gallon as shown on the revised landscaping plan in an effort to reduce costs. The project landscape architect was consulted about the matter and suggested reducing the size of the

plantings rather than the spacing of plantings.

Les Mangus informed the Committee the applicant has asked to table this agenda item until a later date. The Committee agreed to table the amendment to case SP-2008-19.

SP-2009-09- Review and approve the site plan for the American Family Insurance sign located at 1224 N. Andover Road. SP-2009-09

From Les Mangus' Memo: The proposed signage for the American Family Insurance agency at 1224 N. Andover Road uses less than 20 percent of the wall signage allowed on the building. Staff supports approval as submitted.

Byron West of Trimak Signworks was present to represent the application.

Jason Mohler asked if there will be a pylon or monument sign for the overall development. Mr. West said yes, but there is no proposal or design at this time.

Mr. West explained the sign will be constructed of three channel letter sets and one eyebrow cabinet. The words "American Family" are five inch deep channels with white plex faces and first surface Bristol blue vinyl with a jewelite blue trimcap and returns painted to match the trimcaps. The roof line above the words "American Family" is a five inch deep channel with a red acrylic face and jewelite true red trimcap with returns painted to match the trimcaps. "Insurance" is a 12 inch deep eyebrow cabinet with white plex face with reverse cut first surface bristol blue vinyl, jewelite blue trimcap and returns painted to match the trimcap. "Wes Sawyer" is a five inch deep channel with red acrylic faces and a jewelite true red trimcap and returns painted to match the trimcaps. All have LED lighting of 120 volts. All channel letters will be mounted to standard seven inch raceways painted to match the building.

Clark Nelson made a motion to approve case SP-2009-09 as presented. Dennis Bush seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.

SP-2009-10- Review and approve the site plan for the Marketplace roundabout located at 224 E. Cloud. SP-2009-10

From Les Mangus' Memo: The proposed landscaping and

monument signage for the Marketplace commercial development comply with the bulk regulations for the district, but the proposed limestone retaining wall crosses over the existing public water line. Some consideration is necessary from the City Council in order to allow the wall to be built over the waterline.

Ryan Ott of MKEC Engineering Consultants was present to represent the application.

Mr. Ott said the roundabout is in place and is now ready for design. The developer is proposing to include a three foot high quarry block retaining wall which would enclose a variety of landscaping with color and winter textures. The outside of the wall will be surrounded by fescue grass. The wall is concaved on the north side to avoid the storm water easement, but would cross a water line on the south end.

Mr. Ott explained the developer is considering two options regarding the wall and is asking for approval of both. Option A is a convex wall that is the same height all around. The “Marketplace” letters will be stand alone reverse channel letters with a stainless steel logo, all of which is internally lit. With Option B the wall comes up to approximately five foot in the center and would have the lettering and logo pinned to the wall. With this option the lettering would be lit from the ground up. Both options would use the same materials.

Dennis Bush asked if Option B presented an obstruction of view issue. Les Mangus said no, the obstruction of view actually force the driver to follow the path of the roundabout.

Clark Nelson asked what needed to be done about the wall crossing an existing water line. Les Mangus said the designer will need to develop a footing to go over the trench. Clark Nelson asked if an indemnity agreement would be needed. Les Mangus said an agreement between the developer and the City Council will be needed.

Mr. Ott noted the wall will be constructed of dry stack limestone which does not need to be place too deep in the ground.

Jason Mohler asked if the sidewalk was brick or red stamped concrete. Mr. Ott said it is a stamped colored concrete.

Dennis Bush asked if the site would be irrigated. Mr. Ott said yes. Les Mangus stated the plans need an irrigation note.

Mr. Ott noted the developers are proposing the median to Plaza Street be landscaped with Caddo Maples 30 foot on center surrounded by turf sod. Chairman Allison asked the approximate length of Plaza Street and the number of trees that would be planted. Mr. Ott said Plaza Street is approximately 300 feet and roughly six to seven trees will be planted.

Dennis Bush made a motion to approve SP-2009-10 as presented allowing the developer to choose between design option A or B with the condition of an irrigation note being added to the landscape plan. Clark Nelson seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.

Accept the minutes from the June 23, 2009 US 54/400 Improvements Workshop meeting.

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Dennis Bush asked what the City Council's next step will be in the US 54/400 project. Les Mangus said this is an 18 month project to develop a design concept such that the width of the right-of-way will be known, so as we plat along the highway the additional right-of-ways needed can be dedicated.

Clark Nelson noted one of the major decisions is whether Andover Road should go over or under the highway. Dennis Bush said at one time there was the option of taking the highway south of the City. Les Mangus explained at that time only 15 percent of the traffic was through traffic, 85 percent is local commuter traffic. By building the bypass around the City millions of dollars would have been spent for only 15 percent of traffic and the existing intersection would still have to be maintained to handle the traffic coming into the City daily.

Chairman Allison asked for the pros and cons of building the highway over Andover Road versus under. Les Mangus explained going over gives better visibility for the impulse buy, but creates a visual barrier between what is on either side of the highway. Going under is a better situation for the community because it allows everyone to see across the road and does not create a barrier. It is also a sound barrier, but is a little more expensive. The downside is the loss of the impulse buyers. Les Mangus noted regardless of whether the highway goes over or under signage will be extremely important.

Dennis Bush made a motion to accept the minutes are presented.

Clark Nelson seconded the motion. Motion carried 4/0.

Member Items: Clark Nelson asked Les Mangus what the next step will be in revising the Site Plan Review Criteria. Les Mangus said the next step is to continue on with the suggestions that have been received and begin to work on text of an ordinance to make the changes the Committee agrees to. Member Items

Les Mangus presented photos of Charlotte North Carolina to help illustrate the function and appearance of its downtown area.

Chairman Allison adjourned the meeting at 6:41 pm.

Adjourn

Respectfully Submitted by

Kandace Hunt
Administrative Secretary

Approved this 1st day of September, 2009 by the Site Plan Review Committee, City of Andover.