

**CITY OF ANDOVER  
SITE PLAN REVIEW COMMITTEE  
September 1, 2009  
MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, September 1, 2009 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:01 p.m. Members present were Chad Stearns, Fred Deppner, Clark Nelson, Brandon Wilson 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 Don Kimble and Jason Mohler were absent.

**Review the minutes of the August 4, 2009 Site Plan Review Committee meeting.** *Clark Nelson made a motion to approve the minutes as presented. Dennis Bush seconded the motion. Motion carried 6/0.* Review the minutes of the August 4, 2009 Site Plan Review Committee meeting.

**Communications:** Communications

**Review the minutes of the July 28, 2009 and August 11, 2009 City Council meetings.** The minutes were received and filed.

**Review the minutes of the June 16, 2009 Planning Commission meeting.** The minutes were received and filed.

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

Les Mangus welcomed new committee member Brandon Wilson.

**SP-2009-11-** Review the site plan for the remodel of Trekell Liquor Store located at 405 N. Andover Road. SP-2009-11

**From Les Mangus' Memo:** The proposed remodeling/expansion at the Trekell's Liquor Store located at 405 N. Andover Road includes enclosing an area at the east end of the building under an existing canopy for additional storage space. The proposed materials match the existing building materials. Staff supports the application as submitted.

Jerry Trekell and Bob Kaplan were present to represent the

application.

Mr. Trekell explained in order to create extra space within the business the applicants are asking to move the windows out to be framed within the existing pillars. The remaining open space will be filled with stucco painted to match the gray canopy. The wall is being moved approximately six and a half feet. All new finishes will match the existing material in texture and color.

Fred Deppner asked how many square feet the existing space is. Mr. Trekell said it is 2,300 square feet and the remodel will add 300 square feet.

Chairman Allison asked what areas on the building, other than the caps of the end walls, have a stucco finish. It was noted the gray canopy below the roof is stucco. Chairman Allison asked if the existing columns are brick. Mr. Kaplan said yes. Chairman Allison stated he feels the infill should be brick as well. Chad Stearns asked if the entire building is brick. Les Mangus said the west end is concrete block painted white, the infill under the canopy is brick between the store front and the glass on the north side and the south wall is brick. Chairman Allison asked what color the stucco infill will be. Mr. Trekell said it will be painted gray to match the canopy. Fred Deppner suggested the stucco infill be painted beige to blend with the existing brick and columns. Brandon Wilson stated the cost difference between stucco and brick is minor and in his opinion the infill should be brick due to the wall facing Andover Road.

Brandon Wilson asked how many feet are between the existing columns and parking lot. Mr. Trekell said there is approximately three feet. Brandon Wilson asked if the City had any requirements. Les Mangus said a two foot bumper overhang is required and he would recommend bumper blocks be used at this site.

*Clark Nelson made a motion to approve SP-2009-02 as presented with the addition of bumper blocks at the parking stalls. Fred Deppner seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/2.*

**Member Items:** Les Mangus noted the Zoning Practice issue included in the packet is an update on how the world considers the site plan review process, such as how much should be reviewed and how many regulations there should be versus subjectivity. Member Items

Clark Nelson asked new member Brandon Wilson to introduce

himself. Brandon Wilson informed the Committee he has a degree in construction science management and has worked for a local commercial contractor and an architectural firm. He now owns a construction business handling commercial and high end residential development. Committee members welcomed Brandon Wilson.

*Clark Nelson made a motion to adjourn the meeting at 6:32 p.m. Adjourn  
Chad Stearns seconded the motion. Motion carried 6/0.*

Respectfully Submitted by

Kandace Hunt  
Administrative Secretary

Approved this 13<sup>th</sup> day of October 2009 by the Site Plan Review Committee, City of Andover.