

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
May 4, 2010
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, May 4, 2010 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Clark Nelson called the meeting to order at 6:00 p.m. Members present were, Don Kimble, Brandon Wilson, Fred Deppner, and Clark Nelson. Others in attendance were Les Mangus Director of Public Works and Community Development, Sasha Stiles City Administrator and Administrative Secretary Dayna DuFriend. Members absent were Doug Allison and Dennis Bush.

Call to order

Review the minutes of the April 6, 2010 Site Plan Review Committee meeting.

Review the minutes of the April 6, 2010 Site Plan Review Committee meeting

Don Kimble made a motion to approve the minutes as presented. Fred Deppner seconded the motion. Motion carried 4/0.

Communications:

Communications

Review the minutes of the April 13, 2010 City Council meetings. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

SP-2010-04 – Review and approve the amended site plan for Butler County Emergency Communications Tower lighting.

From Les Mangus' Memo: The proposed Butler County Emergency Communications System tower located along the north side of the Kansas Turnpike midway between Andover Rd. Prairie Creek Rd. received the necessary zoning adjustments for the proposed tower site. And FAA determination has received approval, but one of the requirements is the use of daytime white strobe lights. The SPRC approved the site plan conditioned on no strobe lights so the applicant is requesting relief from that condition to meet the FAA requirements. Staff supports the application.

Justin Anderson of SSC and Jim Nies, Butler County Communication Director were present to represent the application.

Mr. Anderson explained that last month there were questions if the strobe lighting was necessary and if there were alternatives. And to bring the FAA determination to this committee. This determination is presented in the application. Mr. Anderson also presented cut sheets of typical strobe lights and marker lights. This is a white strobe light during the day and a red light at night and side marker lights. The FAA requires a white light during the day and a red light during the night.

Don Kimble asked if City staff is on board with the current plan as presented. Les Mangus said yes, a steady red light is better than a strobe white light at night.

Sasha Stiles asked if these are the FAA lighting requirements and if they are non-negotiable. Mr. Anderson answered correct.

Mike Roosevelt and Jeff Armatrout, Andover Fire Dept., and Chief Mike Keller spoke in support of this project.

Clark Nelson asked if any complaints have been received. Les Mangus stated no complaints have been received.

Fred Deppner made a motion to accept SP-2010-04 as presented. Brandon Wilson seconded the motion. Motion carried 4/0.

SP-2010-05- Review and approve the site plan for Kansas Medical Associates located at 943 N. Andover Rd.

From Les Mangus' Memo: The proposed amendments to the Kansas Medical Associates building located at 943 N. Andover Rd. include some exterior updates, parking lot lighting, and a new monument sign. Staff supports the application pending the submittal of a satisfactory lighting photometric plan.

Glen Miller of Miller Home Builders was present to represent the application.

Mr. Miller explained there is not a significant amount of change really happening on the outside. A chain link fence will be removed. New lighting will be added to the parking lot. The building will be resided and the front will get a new façade of stone and brick. There will be a new monument sign placed out front. The parking lot will be re-stripped. The sidewalk will be modified for a new ADA ramp.

Don Kimble addressed existing landscaping on the property that should be removed. Also recommending that applicant bring back an additional landscape plan with more plantings at the front.

Don Kimble asked if the pole from a previous pole sign would be removed. Mr. Miller stated he did not think it was necessary for it to be there.

Brandon Wilson commented that there may be a problem with the parking on the back side of the building with stalls number 8 and 9. Cars trying to back out of stall number 8 may clip cars in stall number 9. That may be a tough maneuver. Backing out of stall number 7 may be difficult as well.

Don Kimble made a motion to approve the project as presented with the following conditions, 1. That the applicant address the trimming and cleaning of existing landscaping not on his property. 2. Come back with an additional landscape plan. 3. Look at parking spaces 7,8 and 9 and rearrange differently to assist in cars backing up in parking lot.

Brandon Wilson seconded the motion. Motion carried 4/0.

SP-2010-06 – Review and approve the site plan for Atwood's, 426 S. Andover Rd.

From Les Mangus' Memo: The proposed amendments to the former Dillon's Store site plan to accommodate the new Atwood's include exterior aesthetics, signage, outdoor storage fenced compound, and screening fencing around the rear of the building accessory storage and loading area. Staff supports the amendments as presented.

Brian Atwood of Atwood's was present to represent the application.

Mr. Atwood explained that they will be remodeling the former Dillon's building and build out the entry for new signage. And install a fence yard.

Brandon Wilson asked if there were any alternatives to the chain link fencing. Les Mangus explained that the front location was chosen because it was behind the Hallmark building and not visible from Andover Road. Black colored chain link wire will be used in front fenced area. At the rear of the house storage, slats that slip in-between the wires will be used in the fencing. Clark Nelson said he did not know of any alternatives. Les Mangus

stated that this would be a great improvement from the previous owner.

Don Kimble made a motion to approve the project as presented. Fred Deppner seconded the motion. Motion passed 4/0.

Member Items

Member Items:

Adjourn

Clark Nelson made a motion to adjourn. Fred Deppner seconded the motion. The meeting adjourned at 6:43p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 1st day of June 2010 by the Site Plan Review Committee, City of Andover.