

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
July 6, 2010
MINUTES

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

Call to order

Review the minutes of the June 1, 2010 Site Plan Review Committee meeting.

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

Communications:

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Review the minutes of the May 25, 2010 and June 8, 2010 City Council meetings. The minutes were received and filed.

Review the minutes of the May 18, 2010 Planning Commission meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

SP-2008-22- Review and approve the amended site plan for the Marketplace Retail Center located at 626 S. Andover Road.

SP-2008-22

From Les Mangus' Memo: The amendment to the approved Marketplace Retail Center site plan makes some adjustments to the landscaping and rear access to better accommodate drive-thru traffic, and relocates the monument sign and landscaping because of sidewalk grade issues. Staff supports the amendments as presented.

Chairman Allison moved case SP-2008-22 to the end of the agenda.

SP-2010-09- Review and approve the site plan for the Farm Bureau signage located at 1406 Terradyne. SP-2010-09

From Les Mangus' Memo: The proposed wall signage for the Farm Bureau Insurance office at 1406 W. Terradyne is within the bulk regulations for the zoning district. Staff supports the application as presented.

Blake Pearson was present to represent the application.

Mr. Pearson explained he opened his office at 1406 W. Terradyne June 1 and is proposing two 2 foot by 3 foot signs on the north and south side of his building.

Brandon Wilson asked if the signs would be illuminated. Mr. Pearson said yes.

Don Kimble made a motion to approve SP-2010-09 as presented. Clark Nelson seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.

SP-2010-10- Review and approve the site plan for the Verizon Wireless signage located at 229 N. Andover Road. SP-2010-10

From Les Mangus Memo: The proposed wall signage for the Verizon Wireless at 229 N. Andover Road is within the bulk regulations for the zoning district. Staff supports the application as presented.

There was no applicant present.

Les Mangus explained this sign is for the furthest south tenant space. The sign is wall mounted and illuminated with .24" thick aluminum plate letters painted black and red pin mounted to 1" square aluminum frame with aluminum skin painted to match.

Don Kimble made a motion to approve SP-2010-10 as presented. Clark Nelson seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.

SP-2010-11- Review and approve the site plan for the Salon signage located at 837 N. Andover Road. SP-2010-11

From Les Mangus' Memo: The proposed signage for the monument sign for the Salon located at 837 N. Andover Road is within the bulk regulations for the zoning district. Staff supports the application as presented.

Applicant Darrell Jones was present to represent the application.

Mr. Jones explained the two columns of the monument sign sit on 2 foot concrete footings below grade. The center of the columns will be rebar and block. The exterior of the columns will be a native limestone with smooth limestone square caps. The center of the sign will be stained wood with raised stained letters. Mr. Jones said he would like to move the sign 4 feet to the west of the old sign location.

Don Kimble asked Mr. Jones to consider the vision triangle when determining the location of his sign.

Brandon Wilson asked if the sign requires landscaping. Les Mangus said nothing is required it is a subjective decision for the Committee.

Don Kimble made a motion to approve SP-2010-11 as presented with the condition of Les Mangus approving the location of the sign on site. Clark Nelson seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.

Chairman Allison returned to agenda item number five, case SP-2008-22, review and approve the amended site plan for the Marketplace Retail Center located at 626 S. Andover Road.

Brandon Wilson disqualified himself from the discussion and vote.

Chairman Allison noted with only three voting members remaining there is not a quorum present to act on this case.

The Committee decided to continue the meeting to July 13, 2010 at 6pm at City Hall.

Clark Nelson asked what changes are being proposed.

Brandon Wilson said the developers are proposing to add a drive-thru directional sign at the southwest corner of the lot near Andover Road, add a menu board on the east side of the building for use in the drive-thru lane, increase the radius of the drive-thru

lane to make it easier to negotiate in large vehicles, re-grade and re-align the sidewalk leading to the Andover Road right-of-way and move the monument sign north. The landscaping has been moved to accommodate this, no quantities or types of plantings have changed. The service exit near the drive-thru lane was modified to avoid cars entering from the wrong direction, a short stone retaining wall was added at the northwest corner of the parking lot to accommodate grade changes and the grade, and retaining wall and landscaping at the southeast corner of the building were modified to accommodate gas meters.

Don Kimble asked why the sidewalk was re-aligned with item D instead of being taken straight out. Brandon Wilson explained it was changed to make the sidewalk ADA accessible.

Chairman Allison asked where the drive-thru window will be located. Brandon Wilson said it will be on the north end of the building.

Member Items: Don Kimble asked if staff has evaluated the temporary signs along the fence at Timbuktu. Les Mangus said no, but he will ask permit tech Daynna DuFriend if permits for the signs have been received. Member Items

Brandon Wilson asked if there was anything the Committee could do to have the canopy removed from the Nature's Way building on Andover Road so it does not look like an old gas station. Les Mangus said we cannot make them take it down but Nature's Way owners would like to make improvements to the building.

Clark Nelson made a motion at 6:33pm to recess the meeting to July 13, 2010 at 6:00pm at City Hall. Don Kimble seconded the motion. Motion carried 4/0. Recess

Respectfully Submitted by

Kandace Hunt
Administrative Secretary

Approved this 3rd day of August 2010 by the Site Plan Review Committee, City of Andover.