

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
July 13, 2010
MINUTES

The Site Plan Review Committee met for an additional meeting on Tuesday, July 13, 2010 at Andover City Hall located at 909 N. Andover Road, Andover, Kansas. Chairman Doug Allison reconvened the meeting at 6:02 p.m. Members present were Brandon Wilson, Fred Deppner, Clark Nelson and Dennis Bush. Others in attendance were Les Mangus Director of Public Works and Community Development, Sasha Stiles City Administrator, Jennifer McCausland Assistant City Administrator and Kandace Hunt Administrative Secretary. Member Don Kimble was absent.

Call to order

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 amendment as presented.

Dustin Randolph of Krehbiel Architecture was present to represent the application.

Brandon Wilson disqualified himself from the discussion and vote on case SP-2008-22.

Mr. Randolph explained the developer is 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 and landscaping to the north. Mr. Randolph noted none of the landscape quantities or selections have changed they have simply been moved to accommodate moving the monument sign. He continued by saying the developer would also like to modify the service exit near the drive-thru lane to avoid cars entering from the wrong direction, add a short retaining wall at the northwest corner of the parking lot to accommodate grade changes and modify the grade, retaining wall and landscaping at the southeast corner of the building to

accommodate for gas meters.

Chairman Allison asked how far off the five percent grade the sidewalk would be if it was brought straight out to Andover Road. Mr. Randolph said if the sidewalk came straight out the grade would be over eight percent which would require a step and not be ADA accessible.

Clark Nelson made a motion to approve the amendments to SP-2008-22 as presented. Dennis Bush seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.

Member Items: There were no member items.

Member Items

Chairman Allison adjourned the meeting at 6:11 p.m.

Adjourn

Respectfully Submitted by

Kandace Hunt
Administrative Secretary

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