

CITY OF ANDOVER  
SITE PLAN REVIEW COMMITTEE  
October 5, 2010  
**MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, October 5, 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, Fred Deppner, 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 Brandon Wilson and Assistant City Administrator Jennifer McCausland.

Call to order

**Review the minutes of the September 7, 2010 Site Plan Review Committee meeting.**

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*Don Kimble made a motion to approve the minutes as presented. Fred Deppner seconded the motion. Motion carried 5/0.*

**Communications:**

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**Review the minutes of the August 31, 2010 and September 14, 2010 City Council meetings.** The minutes were received and filed.

**Review the minutes of the July 20, 2010 Planning Commission meeting.** The minutes were received and filed.

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

**SP-2010-16-**Review and approve the site plan for the Victoria Falls signage located at 408 E. Central.

SP-2010-16

**From Les Mangus' Memo:** The proposed monument signage for the Victoria Falls located at 408 E. Central Ave. is within the bulk regulations for the zoning district. Staff supports the application as presented.

Dennis Bush disqualified himself from voting on the case.

Dennis Bush said he is proposing to make the existing sign double sided so it can be seen from the east and west as well as moving it

closer to the curb. The sign will be back lit.

*Don Kimble made a motion to approve SP-2010-16 as presented. Fred Deppner seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.*

**SP-2010-17-** Review and approve the site plan for the Martinizing Dry Cleaners signage located at 626 S. Andover Road Suite 400. SP-2010-17

**From Les Mangus' Memo:** The proposed wall signage for the Martinizing Dry Cleaners at 626 S. Andover Road Suite 400 is within the bulk regulations for the zoning district. Staff supports the application as presented.

**SP-2010-18-** Review and approve the site plan for the Scooters signage located at 626 S. Andover Road. SP-2010-18

**From Les Mangus' Memo:** The proposed wall signage for the Scooter's Coffee House at 626 S. Andover Road Suite 100 is within the bulk regulations for the zoning district. Staff supports the application as presented.

**SP-2010-19-** Review and approve the site plan for the Spa and Pedicure signage located at 626 S. Andover Road Suite 700. SP-2010-19

**From Les Mangus:** The proposed wall signage for Spa and Pedicure at 626 S. Andover Road Suite 700 is within the bulk regulations for the zoning district. Staff supports the application as presented.

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

Mr. Randolph explained Martinizing Dry Cleaning is requesting a sign on the west and east elevations. Both signs will have the same appearance but the sign on the east elevation will be smaller. The signs will be halo and face lit aluminum channel letters with blue plex faces and a blue trim cap. The returns will also be blue. The letters will stand two inches off of the wall. The halo and face lighting will be LED.

Mr. Randolph explained Scooter's Coffee House is requesting two signs, one on the west elevation and another on the north elevation of the tower. The signs will be yellow aluminum channel letters with black trim and prefinished black returns. The cabinet will be

a glossy black extruded aluminum raceway. The raceway face will have letters routed from the first surface and backed with yellow acrylic. The cabinet will be illuminated with LED.

The proposed awning will be 4 foot by 3 foot and placed above the menu board. The awning will be a non-illuminated metal awning painted black with the Scooter's logo in vinyl. The menu board will be located on the east side of the building. The body and header cabinets will be constructed of angle aluminum skinned with prefinished black aluminum. The body cabinet will be illuminated with fluorescent lamps operating on ballasts. The header cabinet will not be illuminated and will read Scooter's Coffee House.

Mr. Randolph explained Spa and Pedicure will have one sign on the west elevation of the building. The sign will be halo lit aluminum channel letters with aluminum black faces and aluminum black returns. The letters will stand off the wall two inches. The cabinet will be all aluminum flush mounted and painted black with the cabinet face being red and black vinyl. The halo lighting will be LED.

Chairman Allison asked if the upper individual letters will be on a raceway. Mr. Randolph said he believes they will be individually mounted.

*Don Kimble made a motion to approve SP-2010-17, SP-2010-18 and SP-2010-19 as presented. Fred Deppner seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 5/0.*

**Member Items:** Don Kimble asked for the status of the City Hall Plaza. Clark Nelson stated the City Council is still reviewing the concept. At the Council's last workshop meeting they were able to hear a presentation on water features which he feels solved all of the water issues discussed during the Site Plan meeting. The Council is still considering the option of a water feature. **Member Items**

Clark Nelson asked Les Mangus to explain what the potential water feature will look like. Les Mangus said it will be a spray bar set in a soffit above the blue tile wall with a continual sheet of water trickling down into a catch basin at the bottom, there will not be an open pool. He continued by saying this is not meant to be a kids toy, the water is an aesthetic component not an interactive one.

In regards to the water feature, Chairman Allison asked if the City Council had the authority to override the decision of the Site Plan Committee. Les Mangus said no, but since the Committee approved the project with or without the water feature it does not need to return for approval if the Council decides to include it.

Don Kimble stated there were some safety concerns raised over the proximity to the parking lots and street and asked if these issues have been resolved. Sasha Stiles stated the sidewalk has been widened so the overhang of a car bumper will not impede on pedestrian traffic. She continued by saying the location of the plaza has been part of the Comprehensive Park Master Plan for several years.

Chairman Allison noted the plan is to return to the Site Plan Committee for review of final landscaping, lighting and material selections. Les Mangus said those issues are being addressed and will be brought back to the committee for review when they are complete.

Don Kimble asked if tax payers will be paying for this feature. Sasha Stiles explained the structure was included in the original PBC bond that will pay for the entire City Hall project. This will be paid back in large part by sales tax, however, there are some funds that have been reserved to help pay for the feature.

*Dennis Bush made a motion to adjourn the meeting at 6:30 p.m. Adjourn  
Chairman Allison seconded the motion. Motion carried 5/0.*

Respectfully Submitted by

Kandace Hunt  
Administrative Secretary

Approved this 2<sup>nd</sup> day of November 2010 by the Site Plan Review Committee, City of Andover.