

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
November 2, 2010
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, November 2, 2010 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:17 p.m. Members present were, Don Kimble, Brandon Wilson, Fred Deppner 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 Clark Nelson was absent.

Call to order

Review the minutes of the October 5, 2010 Site Plan Review Committee meeting.

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

Communications:

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Review the minutes of the September 28, 2010 City Council meeting. The minutes were received and filed.

Review the minutes of the September 21, 2010 Planning Commission meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

SP-2010-20- Review and approve the site plan for the Twice The Ice vending machine located in Andover Square.

SP-2010-20

From Les Mangus Memo: The proposed Twice The Ice vending machine planned at Andover Square Shopping Center would be considered a permitted accessory use. The applicant is working with the manufacturer of the vending machine to get the size of the wall decals in compliance with the five percent maximum allowed wall signage. Otherwise the proposed structure and location would meet the bulk regulations for the zoning district. Staff supports the application as presented.

Misti Young of Mid-Kansas Ice Manufacturing LLC was present

to represent the application.

Ms. Young explained the facility will be located in the Andover Square shopping center. The machine will dispense 16 pound bags of ice or fill a cooler with 20 pounds of ice, either for two dollars. The machine will also dispense carbon filtered water for 25 cents per gallon or five gallons for one dollar.

Brandon Wilson asked if the applicants will be leasing the property. Ms. Young said yes and noted the facility will only cover about 200 square feet.

Don Kimble stated he is concerned that there are no lease/property lines to denote where the facility is going in relation to the other properties. Ms. Young stated the facility will be located ten feet from the parking lot and ten feet from the alley. Don Kimble asked how other developers of the lot will know where the lease lines are. Ms. Young said that will be determined by the owner of the property, Bob Kaplan. She continued by saying that Mr. Kaplan informed them if someone decides to lease or purchase the entire lot the ice machine will have to be moved.

Don Kimble asked if there was any way to put the roof top equipment on the ground. Ms. Young said no. Les Mangus noted the height of the unit including the roof top equipment is about 188 inches. Don Kimble said he feels landscape screening of the roof top equipment will be necessary.

Brandon Wilson stated that he is concerned the unit will look like a big semi trailer parked on a lot. He asked if this is an active alley for the City. Les Mangus said yes. Brandon Wilson asked if the unit has to be a certain distance from the alley. Les Mangus said 10 feet.

Les Mangus asked if the utility equipment can be moved from the east side of the building. Ms. Young said she can ask the manufacturer.

Don Kimble suggested tall evergreen trees be planted on the north and northeast corner of the unit. Les Mangus said he would suggest planting sky rocket junipers which grow to be six feet in diameter and 15 to 18 feet tall. Don Kimble stated he feels four sky rocket junipers would be appropriate on that corner planted anywhere from 10 to 20 feet from the unit.

Brandon Wilson asked if the facility is open 24 hours, seven days

a week. Ms. Young said yes. Brandon Wilson asked if it will be lit. Ms. Young said yes, there will be a light under the awning as well as lights on each side of the building.

Brandon Wilson asked if there are other units like this in the Wichita area. Ms. Young said no, the only other Ice House America vending machine in Kansas is in Coffeyville.

Don Kimble made a motion to approve SP-2010-20 with the condition of a landscape plan for the north and northeast corner of the unit being approved by staff. Dennis Bush seconded the motion. Chairman Allison asked if there was any further discussion. Brandon Wilson asked if the applicants had given any consideration to moving the unit further west so it is in line with McDonalds. Ms. Young said no, but it could be discussed. The Committee asked the applicants consider moving the location of the unit to the west side of the alley. Motion carried 5/0.

SP-2010-21- Review and approve the site plan for the Andover Central High School multi-purpose room addition located at 603 E. Central. SP-2010-21

From Les Mangus' Memo: The proposed wrestling room addition at Andover Central High School meets the bulk regulations for the zoning district. The exterior materials for the addition match the existing building. Staff supports the application as presented.

James Albertson of Albertson Associates, LLC and Bruce Sanderson of USD 385 were present to represent the application.

Mr. Albertson explained this is a privately funded 4,000 square foot addition to the back of Andover Central High School. The purpose of this addition is to create more room for the wrestling department. The exterior of the building will be brick and pitch face block to match the existing exterior.

Don Kimble noted the sidewalk coming out of the addition has four down spouts that dump water onto the sidewalk. He suggested the applicants find a way to keep the water off the sidewalk to prevent ice buildup in the winter months. Mr. Albertson explained the water on the sidewalk should not be a functional problem as that particular sidewalk is only used for outdoor sports teams when coming out of the basement locker room. He continued by saying the sidewalk is flush with the grade so there is no way to install sidewalk grates. Don Kimble noted

there are double doors leading from the addition to the sidewalk. Mr. Albertson said the doors are for emergency exit requirements. Brandon Wilson said if the finished floor of the addition matches the finished floor of the existing building and the sidewalk lines up with the emergency exit doors it will not meet ADA requirements. Mr. Albertson said the first two sections of concrete by the building will be pulled out and conformed to meet ADA requirements.

Chairman Allison asked if the accent block at the top of the wall coordinates with an existing stripe on the building. Mr. Albertson said yes.

Don Kimble asked if a grading plan had been submitted with the application for a building permit. Les Mangus said yes.

Don Kimble made a motion to approve SP-2010-21 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 if the site plan for the Twice The Ice vending machine will return to the Committee if the applicants decide to move the location further west. Les Mangus said yes.

Member Items

Chairman Allison adjourned the meeting at 6:53 p.m.

Adjourn

Respectfully Submitted by

Kandace Hunt
Administrative Secretary

Approved this 7th day of December 2010 by the Site Plan Review Committee, City of Andover.