

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE

MINUTES

The Site Plan Review Committee met for a rescheduled meeting on Thursday, February 10, 2011 at the Andover City Hall located at 1609 E. Central, Conference Rm. 1, Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:07 p.m. Members present were, Don Kimble, Brandon Wilson, Fred Deppner, Clark Nelson and Dennis Bush. Others in attendance were Les Mangus Director of Public Works and Community Development and Dayna DuFriend Administrative Secretary.

Call to order

Review the minutes of the January 4, 2011 Site Plan Review Committee meeting.

Review the minutes of the Site Plan Review Committee.

Clark Nelson made a motion to approve the minutes as presented. Don Kimble seconded the motion. Motion carried 5/0.

Communications:

Communications

Review the minutes of the December 14, 2010 and January 22, 2011 City Council meetings. The minutes were received and filed.

Review the minutes of the January 18, 2011 Planning Commission Meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

SP-2011-02- review and approve the site plan for the Andover Baptist church parking lot located at 1043 S. Andover Rd.

SP-2011-02

From Les Mangus' Memo: The proposed parking lot addition at Andover Baptist Church increases the number of parking stalls to accommodate future growth in the congregation and adds curb & gutter around the perimeter for drainage. The proposed design meets all of the standards for parking stall and drainage requirements. The church is working with Westar to provide the required one footcandle lighting, but hasn't submitted an acceptable design yet. Staff supports the project if the SPRC is willing to give final approval of the lighting design to Staff.

Gary Gillispie and Jim Murray were present to represent the application.

Mr. Gillispie explained that the church wanted to add on to their parking lot for future expansion. Holland Paving assisted in designing a parking lot plan. Westar will be installing the lights.

Les Mangus explained that a lighting plan was not included. Westar only provided the photometrics for the poles that they intend to provide. They won't do a typical isofoot candle drawing that we normally see. They have one existing light that they rent from Westar and they intend to add two more. After reviewing with Mr. Gillispie it looks like two of Westar's fixtures will supplement the existing fixture of the parking lot.

Brandon Wilson asked what the policy is on having a certified civil engineer design this versus having a paving contractor. Les Mangus said that is a question for the State Board of Technical Professions.

Don Kimble asked where the water is going in the south ditch. Mr. Gillispie said it is going into the corner.

Les Mangus added that there is an existing swale there now and water drains across the existing sidewalk. There is a residential driveway to the south that the water drains onto.

Don Kimble explained that the drawing provided does not show where that quantity of water will go when it reaches the property line.

Les Mangus explained that the drainage pattern is generally to the south so there is not a big collection of water. It sheet drains to the south, as the property to the north sheet drains across on to the church property.

Clark Nelson asked what the drainage is at the end, is it natural flow.

Don Kimble said the water will sheet drain over the yard and over the sidewalk to the street out of that swale. And added the drawing does not show the drainage outlet and the arrows are contradictory to the flow of the water. He asked Les Mangus and the applicant if the curb and gutter at the East edge of the parking lot is directly on the property line.

Les Mangus said it is not.

Don Kimble then asked if the church wanted to put in bushes and

trees in the lawn area for parking lot screening, which is a criteria for the Site Plan Review, that would be on city property and is that a problem?

Les Mangus said no, this has been allowed many times.

Chairman Allison asked about a discussion when they were working on the building. Wasn't there some discussion about the landscaping and getting it installed?

Don Kimble said that was to come after the street was finished.

Les Mangus said that there is not an area drain at the SE corner of the site. There is a curb inlet right at the south driveway.

Brandon Wilson asked how the existing parking lot drains now.

Les Mangus said it sheet drains south.

Don Kimble said he thought the 5 handicapped parking stalls were excessive and asked if that was more than required?

Les Mangus said they have more than the church requires, they are building based on the future.

Don Kimble expressed concerns about the swale location and moisture and water not going anywhere until it dissipated. And there is no landscape plan, we need to see a plan for screening that is per the City's standards. It may be a bad design but for a handicap person to get out in their protective isle next to a driveway that cars are coming and leaving from is a bad design feature.

Chairman Allison asked if there were further comments or questions.

Don Kimble suggested to the applicant that there may be more curb and gutter design than what is necessary.

Les Mangus said that technically what they have will work. It meets the criteria for handicap spaces and landscaping is always a good idea.

Jim Murray said his concern now is the curb and the drainage. Will it be a problem to have that?

Don Kimble said that is not necessary.

Brandon Wilson asked if the curb and gutter hurt anything?

Les Mangus said that the curb and gutter has a lot of purposes, it makes a neater edge to maintain, you can minimize the slopes so that they didn't have to accentuate that peak in the middle of the parking lot and they would not have to put down parking blocks.

Brandon Wilson commented that if it is put in it needs to continue to Andover Road to help the water run.

Chairman Allison said that if the owner wants to put in the curbing as it is he didn't have a problem with that. His only concern is with the swale on the south and making sure that it is going to drain. He would like to see a new plan for the handicap parking and the landscaping.

Clark Nelson asked if a landscaping plan would be needed. Les Mangus said that the zoning regulations require buffering when a parking lot is adjacent to residential neighborhood.

Gary Gillispie asked if they could take off the curbing along the west side and put it on the driveways to keep the cost down.

Brandon Wilson said that wheel stops will still need to be put in so there will probably be a minimal difference between the cost of the wheel stops and putting in the curb and gutter.

Gary Gillispie said he didn't know if they could provide the requested plans by the March 1st meeting.

Dennis Bush noted that the committee will be as accommodating as possible. And summarized the committee's request for the applicant to return with a landscape design plan, a detailed drainage plan and re-designed drawing of the handicap parking plan.

Member Items:

Member Items

Don Kimble asked if on the parking lot project that was presented, would there be utilities in the 10ft grass area between the parking lot and sidewalk.

Les Mangus said yes, gas and telephone.

Chairman Allison made a motion to adjourn the meeting at 6:50pm. Dennis Bush seconded the motion. Motion carried 5/0. Adjourn

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this ____ day of _____ 2011 by the Site Plan
Review Committee, City of Andover.