

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE

MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, March 1, 2011 at the Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:04 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, Sasha Stiles City Administrator, and Daynna DuFriend Administrative Secretary.

Call to order

Review the minutes of the February 10, 2011 Site Plan Review Committee meeting.

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Clark Nelson made a motion to approve the minutes as presented. Fred Deppner seconded the motion. Motion carried 6/0.

Communications:

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Review the minutes of the January 25, 2011 and February 8, 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.

Agenda Addition: Les Mangus presented two additional agenda items; the revised signage plan for the Atwood's Store and the updated materials for the Andover Baptist Church from the last meeting.

Chairman Allison asked if there was any opposition to adding these items to the agenda. No opposition was presented.

SP-2011-03- Review and approve the site plan for the Applebee's signage change out located at 436 S. Andover Road.

SP-2011-03

From Les Mangus' Memo: The proposed changes to the signage for the Applebee's reflect a new corporate branding image. The proposed changes are within the bulk regulations for the zoning

district.

Byron West, Trimark Signworks was present to represent the application.

Replace existing signage with new signage. This includes awnings, box signs and channel letters on three elevations.

Clark Nelson commented that the new signage on the Applebee's located at Ridge Rd. and Kellogg in Wichita is first class and well done.

Chairman Allison asked what the materials were on the awning.

Mr. West stated they are aluminum tube framed awnings and the material is a Weblon material. This is a new structure.

Fred Deppner asked if there were any codes for wind loads or structural loads as to how these things are built.

Mr. West said he was not aware of any.

Don Kimble said he was more concerned about how it fastens to the effuse or the masonry or the wallboard and what that fastener is like.

Clark Nelson made a motion to approve SP-2011-03 as presented. Dennis Bush seconded the motion. Chairman Allison asked if there was any further discussion.

Clark Nelson asked if the calculations allowed for the square footage.

Les Mangus said they are within the 5% signage on the walls.

Motion carried 6/0.

SP-2011-04- Review and approve the site plan for the additional parking spaces located at 1145 N. Andover Road. **SP-2011-04**

From Les Mangus' Memo: the proposed addition to the parking lot of the Newman Investments site plan is the owner's desire to provide more parking than the building currently provides. Mr. Newman has purchased a twenty foot wide strip of property from the owner adjacent to the south in order to provide nine additional parking spaces. The two furthest west spaces don't meet the required aisle width, but these spaces are above and beyond the parking required for the building. Fencing and landscape screening/buffering is provided.

Jack Newman was present to represent the application.

Mr. Newman explained that with this additional parking up to 10 spaces could be added to already existing parking lot. Drainage will be on to the main existing parking lot.

Chairman Allison asked if there would be 9 new stalls.

Mr. Newman said that there may be enough room for 10 but 9 would be sufficient.

Don Kimble said for clarification that there is 82 feet on the drawing, divided by 9 feet that would be 81 feet. So there are 9 spaces.

Chairman Allison said his concern would be with the west 4 stalls. And the small amount of space available for them.

Les Mangus said as noted in his memo that the two furthest west spaces don't meet the required aisle width, but these spaces are above and beyond the parking required for the building.

Mr. Newman added that the Dentist and an employee plan to utilize these last two spaces and both drive small vehicles.

Clark Nelson made a motion to approve SP-2011-04 as presented. Don Kimble seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 5/1. Chairman Allison opposed.

SP-2011-02- Review and approve the updated materials for the Andover Baptist Church, 1043 S. Andover Road.

SP-2011-02

Gary Gillispie with the Andover Baptist Church was present to represent Andover Baptist Church.

Mr. Gillispie explained that the changes by Holland Paving are for additional curbing coming off to the East side down both sides of the parking lot. And where the sidewalk is, two end stalls will be painted spaces so that no one can park against the curb. The drainage will come down on the south side through the driveway. On the north side it will come into the drainage ditch. On the west side, at the cut out, there will be a painted area so that people won't have to step on the grass to get out of their vehicles. The landscaping plan is as attached.

Don Kimble recommended that additional landscaping be provided.

Brandon Wilson said that recommendation for the curbing should match the profile of the new curb and guttering. A square curb is being proposed. Also, where the curb meets the sidewalk it needs to taper. And suggested that the square corners should have a radius on them.

Mr. Gillispie said that is what Holland Paving is going to do.

Brandon Wilson asked where the light poles would be placed.

Mr. Gillispie said they would be half way along the North/South sides.

Les Mangus said that was the best fit for their lighting needs.

Chairman Allison asked if screening was required on the South.

Les Mangus said it is required, being adjacent to a single-family residence.

Don Kimble made a motion to approve SP-2011-02 as presented with the following condition, 1. Five (5) additional evergreen trees, 6 foot minimum, along south side. 2. Curbing at driveways to be rounded. 3. Lighting install per staff approval.

Dennis Bush seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 6/0.

SP-2010-06- Review and amend signage plan for Atwood's, 426 S. Andover Road. SP-2010-06

Bruce Edwards was present to represent Atwood's.

Mr. Edwards explained he was here tonight to amend the original approval for the pole signage. Signage was approved to be placed on existing poles, West of building along Andover Road. At the time of installation the signage was placed on existing poles at the South of the building along Highway 54 per a representative of Atwood's.

Don Kimble made a motion to approve amendment to SP-2010-06 as presented with the following condition, 1. Atwood's report to staff with condition of Andover Road sign poles being removed if not used in 90 days.

Fred Deppner seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 6/0.

Member Items: No member items.

Member Items

Chairman Allison adjourned the meeting at 6:58p.m.

Adjourn

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 5 day of March, 2011 by the Site Plan Review Committee, City of Andover.