

**CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
May 3, 2011
MINUTES**

The Site Plan Review Committee met for a regular meeting on Call to order Tuesday, May 3, 2011 at the Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Chairman Doug Allison called the meeting to order at 6.03 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, and Daynna DuFriend Administrative Secretary. Members absent were Brandon Wilson.

Review the minutes of the April 5, 2011 Site Plan Review Committee meeting.

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

Communications:

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Review the minutes of the March 29, 2011 and April 12, 2011 City Council meetings. The minutes were received and filed.

Review the minutes of the February 15, 2011 and March 15, 2011 Planning Commission Meeting. The minutes have not been approved by Planning Commission to date as they did not meet in April.

Review the Potential Residential Development Lot Report.

SP-2011-06- Review and approve the site plan for the McDonald's Restaurant drive-thru addition located at 115 W. Central Ave.

SP-2011-06

From Les Mangus' Memo: The proposed changes to the site plan for the McDonald's at 115 W. Central Ave. include the addition of an additional drive-thru lane and modifications to the east front entrance to the building. The changes remove some of the parking, but the remaining stalls exceed the required minimum. The circulation of traffic around the building remains one-way, and is adequate for the type of business conducted. Little or no changes are made to the site landscaping. Staff supports approval of the plan as submitted.

Howard Johnson, Project Manager with McDonald's Corporation, was present to represent the application. Mr. Johnson explained that the drive-thru would consist of an additional order lane being added to the existing single lane with a center island. Signage will include drive-thru gateway signs, the presale board, any lane any time sign that will be in the center of the island. Two drive-thru canopies will be installed. A new menu board will be installed as well. Signage above windows number 1 and 2 will also be installed.

Clark Nelson asked if more business was done through the drive-thru than inside the store. Mr. Johnson said that over 76% business is done through the drive-thru.

Fred Deppner asked how many stores now have the dual drive-thru. Mr. Johnson said that there are over 100 stores between Kansas City and their region. Fred Deppner asked about having any problems with coordinating the lanes during a stress time. Mr. Johnson said there is not, they have an auto-turn. Each lane takes turns pulling into the single lane. Don Kimble asked how the person in the outside lane would know when it is their turn to pull forward. Mr. Johnson said that each order is taken individually, one at a time to allow time for each person to file into the line.

Fred Deppner asked if this area would be done entirely in concrete. Mr. Johnson said yes it would be concrete. Chairman Allison asked what material would be used on the new island. Mr. Johnson said there will be a concrete curb. Chairman Allison then asked if there would be any landscaping in the middle of the island. Mr. Johnson said yes there will be landscaping in the island and behind the building with grass and shrubs. The landscaping plan was not included in the packet but will be sent.

Clark Nelson asked Les Mangus if there was enough room in the parking lot for this additional lane. Les Mangus said yes there was. Chairman Allison asked if the parking stalls would be removed. Les Mangus said yes they would as they currently have an excess number of parking stalls.

Fred Deppner asked how the vehicle stacking would occur on the west side of the building, currently it is an issue with the one drive-thru. Mr. Johnson said that with the double drive-thru they are able to get more cars through. At the peak hours there are usually only 2 or 3 cars stacked in the line. Mr. Johnson said they do this in order to keep all the traffic on their property.

Don Kimble made a motion to approve SP-2011-06 as presented with the following condition; 1. Submit a landscape plan to City staff and if the staff has any concerns about it they can show it to the Site Plan Review Committee. 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 said that the shrubs in front of 943 N. Andover Rd. are all dead.

Member Items

Chair Allison adjourned the meeting at 6:20 p.m.

Adjourn

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 21st day of June, 2011 by the Site Plan Review Committee, City of Andover.