

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
July 5, 2011
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, July 5, 2011 at the Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:05 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, and Daynna DuFriend Administrative Secretary. Members absent were Dave Tingley.

Review the minutes of the June 21, 2011 Site Plan Review Committee meeting.

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

Communications:

Review the minutes of the April 26, 2011 and May 10, 2011 City Council meetings. The minutes were received and filed.

Review the minutes of the March 15, 2011 Planning Commission meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

SP-2011-07- Review and approve the site plan for the Via Christi Clinic sign located at 612 N. Andover Rd.

From Les Mangus' Memo: The proposed wall signage for the Via Christi Clinic, located at 612 N. Andover Rd., is within the maximum area allowed by the sign regulations for the zoning district. Staff supports approval of the plan as submitted.

Chuck Carson, Luminous Neon, Hutchinson, was present to represent the application. Mr. Carson explained that the signage changes presented were for change-outs on existing signage on the property.

Chairman Allison asked if there were any questions or comments from the committee.

Fred Deppner made a motion to approve SP-2011-09 as presented. Don Kimble seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 5/0.

SP-2011-10- Review and approve the site plan for the Andover Dance Magic sign located at 1224 N. Andover Rd.

From Les Mangus' Memo: The proposed wall signage for Andover Dance Magic, located at 1224 N. Andover Rd., is within the maximum area allowed by the sign regulations for the zoning district. Staff supports approval of the plan as submitted.

Karie Kerr, Trimark Signworks, Wichita, was present to represent the application.

Chairman Allison asked if there were any questions or comments from the committee.

Dennis Bush made a motion to approve SP-2011-10 as presented. Brandon Wilson seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 5/0.

SP-2011-11- Review and approve the site plan for the Slick Wraps sign located at 118 E. 13th St.

From Les Mangus' Memo: The proposed wall signage for Slick Wraps, located at 118 E. 13th St., is within the maximum area allowed by the sign regulations for the zoning district. Staff supports approval of the plan as submitted.

Karie Kerr, Trimark Signworks, Wichita, was present to represent the application.

Don Kimble asked what this company does. Ms. Kerr explained that they make vinyl that is cut to fit cell phones and lap tops with decorative designs.

Don Kimble made a motion to approve SP-2011-11 as presented. Fred Deppner seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 5/0.

SP-2007-25- Discuss relief from the condition to remove the existing industrial building for a period of time for Andover Business Center located at 118 E. 13th St.

From Les Mangus' Memo: The owners of the industrial building at 118 E. 13th St. have asked for an extension of the requirements to tear down the existing building in front of the new building as required by the approved site plan. Given the current economic of real estate staff has no objection to granting the extension for an agreed upon term.

Bob Moelinger and Kim Quastad, Andover Business Center, Andover were present to represent the application.

Mr. Moelinger gave a brief history of the project for committee members. They currently have signed contracts for 100% occupied. The last hurdle is to bring Slick Wraps in with a build-out. Both Mr. Moelinger and Mr. Quastad pay rent to their corporation on the portions of the building that they occupy. Their bank will allow that money to be used as collateral for the build out for Slick Wraps. If Mr. Quastad is not allowed to stay in the building they will not be able to do this.

They are asking to be able to keep the building for a couple more years so that they can continue the rent and use that for the build-out.

Don Kimble asked if the trash container by the front door could be moved to the back of the building and if the weeds could be mowed. Mr. Moelinger said that these items would be taken care of.

Les Mangus said that he received an email from Dave Tingley, the City Council liaison, saying he would not be able to attend this meeting however, he did support some relief for this property.

Don Kimble asked the applicant and staff when this was previously reviewed. Mr. Quastad said that it was one year from the certificate of occupancy when Cheer Fusion moved in, August, 2010.

Don Kimble made a motion for SP-2007-25 to extend the requirements and keep all existing situations as is for a period of one year and ask that, A. the owner be more diligent with the mowing and, B. relocate the trash container away from the front door so that it is not visible. With the option of building a screen around the trash container being left to the owner.

Mr. Moelinger asked that this be extended to a two year period.

Don Kimble stated that he felt that the committee has been very generous and that 12 months is a long time. That is the motion on the floor, but this could be changed.

Dennis Bush said that you may not see anything happen in a 24 month period of time. He also said that he would like to see have these gentlemen return to the committee for review in 12 months to make sure that these exceptions are being maintained.

Motion died due to lack of a second motion.

Fred Deppner made an alternate motion for SP-2007-25 to extend the requirements and keep all existing situations as is for a period of 18 months with the same conditions, A. the owner be more diligent with the mowing and, B. relocate the trash container away from the front door so that it is not visible. With the option of building a screen around the trash container being left to the owner. Dennis Bush seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 5/0.

Member Items:

Fred Deppner said that the ice house south of McDonald's doesn't look very professional and doesn't look like it belongs there.

Don Kimble asked about the pipe fence that was installed at the convenience store at 21st and Andover Rd.

Chairman Allison adjourned the meeting at 6:33 p.m.

Respectfully submitted by

Daynna DuFriend
Administrative Secretary

Approved this 2nd day of August, 2011 by the Site Plan Review Committee, City of Andover.