

**CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
October 4, 2011
MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, October 4, 2011 at the Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:00 p.m. Members present were, Don Kimble, Fred Deppner, Brandon Wilson, 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.

Review the minutes of the August 2, 2011 meeting.

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

Communications:

Review the minutes of the August 9, 2011 and August 30, 2011 City Council meetings. The minutes were received and filed.

Review the potential Residential Development Lot Report.

SP-2011-14- Review and approve the site plan for Williams Andover Ace Hardware located at 642 N. Andover Rd.

The new owners of the Ace Hardware intend to expand the product line and services to include some building materials and rental equipment. The proposed site plan includes a building addition to expand the retail building, a detached storage building for building materials and rental equipment, and a storage yard for rental equipment. Additional parking spaces have been added to meet the requirements for the additional retail store space. Staff supports the plan as presented.

Nick Dondlinger was present to represent the application. Mr. Dondlinger explained that additional retail, receiving space and lean-to storage were planned to be added to the existing structure. A new entrance will also be added to the building at the same location with a canopy. A new monument sign will be placed in front of the building and the landscaping will remain the same. Existing signage on the building will be relocated to accommodate the new canopy with the name Williams added. The back storage lot will have compacted millings added to it and drainage will be corrected. Lighting will remain the same, except that one new pole light and parking spaces will be added.

Brandon Wilson asked if the chain link fence would be galvanized or black and expressed concern about the fence being located so close to the front of the shopping center businesses. Don Kimble said he had the same concerns.

Brandon Wilson asked if there would be a way to move the chain link further north and screen it with some evergreen trees. Les Mangus said there is a 4 to 1 slope from the curb. A 3ft. planter bed could possibly be used there. Mr. Dondlinger said they could do this.

Dave Tingley arrived at 6:23p.m.

Don Kimble asked if the trusses for the canopy would be wood or steel and if the roof would be tied into the existing structure. Mr. Dondlinger explained that the trusses are to be wood with a slightly different truss design and that the rear of the canopy roof would extend over the roof of the existing structure.

Dennis Bush asked if the lean-to behind the building would be the same color as the retail building, how the homes behind this property might be affected by this and if any additional lighting would be installed in the parking lot. Les Mangus said that the properties behind would be able to see the building. Mr. Dondlinger said that the lean-to would be the same color as the other building and there would be one additional light pole near the front of the building for the added parking spaces and lighting under the canopy.

Chairman Allison asked if the canopy roof would be metal and what color it would be. Mr. Dondlinger said that it would be metal painted Ace red.

Don Kimble made a motion to approve SP-2011-14 as presented with the following condition; 1. The front, west side, of the fence and the portion of the south fence line west of the existing shopping center be vinyl coated black chain link fence. The rest of the project could be regular chain link fence. The portion of fence on the north side of the existing shopping center parking lot be moved back 5 feet and that the landscape architect present a plan of landscaping for that area to City staff. Fred Deppner seconded the motion. Chairman Allison asked if there was any further discussion.

Dave Tingley asked, because he arrived late, how close to the drive would the fence be set. Committee members stated that this had been discussed.

Chairman Allison asked if there were any other issues that needed to be discussed. There was none. Motion carried 6/0.

SP-2011-15- Review and approve the site plan for Prairie Creek Homes, LLC arterial landscaping and screening fence for Prairie Creek Subdivision located at 13th Street and Prairie Creek Rd.

The Prairie Creek Addition is required by the PUD to provide a screening wall and landscaping around the street front perimeter of the development. The proposed plan satisfies this requirement. Staff supports the plan as presented.

Phil Meyer with Baughman Co. was present to represent the application. Mr. Meyer explained that they are proposing a 6ft vinyl fence to run along the right-of-way within the 10ft platted reserve on the North side of 13th and the East side of Prairie Creek. The vinyl fence will be set in

80 and 120ft sections and will jog it with 30ft sections of wrought iron fence. With that a combination of shade trees, evergreen trees and ornamental trees planted within the street right-of-way adjacent to this vinyl fence. This will be a white vinyl fence.

Dennis Bush asked if this would be a solid vinyl fence. Mr. Meyer said that this would be a solid vinyl fence with the exception of where the wrought iron would be.

Don Kimble asked how many lineal feet is it from the corner to the east end (13th Street). Mr. Meyer said it would be approximately one-half mile, 1,320 feet and about a quarter of a mile on Prairie Creek with this phase of development.

David Martine, property owner to the south on East 13th, was present. Mr. Martine stated that he would have a problem with a half mile of white vinyl fencing being proposed. The white vinyl does not project the country feel that the subdivision name, Prairie Creek, suggests.

Brandon Wilson asked Mr. Meyer if he knew why the vinyl was selected. Mr. Meyer said that the vinyl gives a nice, clean look along the front. They did look at masonry fencing, but switched to the vinyl for the clean look. Wood fencing was not chosen due to the maintenance and upkeep of it.

Mr. Martine asked if there were other colors of fencing available. Fred Deppner said there is a light brown color and Don Kimble said there is an almond color also.

Mr. Meyer said that he would need questions from the committee to take back to Mr. Kelsey/Prairie Creek Homes, L.L.C. He asked if the two choices he could take to Mr. Kelsey would be; 1. Do a solid masonry wall with some jogs, or 2. Do a masonry and vinyl wall with a tan element to the vinyl.

Chairman Allison established that the preference is a fence with a mixture of vinyl and concrete or a fence made entirely of concrete. Dennis Bush stated that he accepted the white vinyl as long as it would be broken up with some masonry. Don Kimble said that his preference would be a colored vinyl fence. He also suggested that the fence could be done with the solid vinyl for a length of 2 or 3 lots, then the concrete fence and then have a see thru fence section.

Brandon Wilson asked if the area outside of the fence would be irrigated. Mr. Meyer said that he did not have the answer to that but will confirm with Mr. Kelsey. Les Mangus said that irrigation was not specified on the plans.

Dennis Bush stated that given the economy he would much rather see the intersection or 100 feet of both sides done right to give the owner time to do the fence. Don Kimble added that if the plan would have specified masonry sections on either side of the driveway and 100 feet sections of masonry with tan vinyl fencing between he would have been able to say they tried.

Chairman Allison asked that the options on phasing in a fence for the development be reviewed. Les Mangus said that the PUD would have to be amended to include a phasing plan.

Applicant will return to the next Site Plan Review Committee meeting with a complete design plan.

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

Member Items:

There were none.

Chairman Allison adjourned the meeting at 7:15p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 1st day of November, 2011 by the Site Plan Review Committee, City of Andover.