

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
November 1, 2011
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, November 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 Fred Deppner, Brandon Wilson, and Dennis Bush. Others in attendance were Sasha Stiles City Administrator, Jennifer McCausland Assistant City Administrator and Daynna DuFriend Administrative Secretary. Staff absent was Les Mangus. Members absent were Don Kimble and Dave Tingley.

Review the minutes of the October 4, 2011 meeting.

Fred Deppner made a motion to approve the minutes as presented. Dennis Bush seconded the motion. Motion carried 4/0.

Communications:

Review the minutes of the September 27, 2011 and October 11, 2011 City Council meetings and the September 29, 2011 Planning Commission/ Board of Zoning Appeals meeting minutes. The minutes were received and filed.

Review the potential Residential Development Lot Report.

SP-2011-16- Review and approve the site plan for site plan for Vornado Air Plant Addition, located at 412 E. 13th St.

STAFF: The proposed warehouse addition is the final phase of a previously approved plan.

John Youle, Krehbiel Architecture was present to represent the application. Mr. Youle explained that this is essentially a repeat of the previous addition done 10 years ago only half as big. This addition will be for warehousing and storage only.

Fred Deppner asked if construction would start soon. Mr. Youle said upon approval, the intent is to start footings before too much cold weather.

Chairman Allison asked if any new paving would be done other than the new fire lane. Mr. Youle said that 20ft of paving would be added at the new dock doors.

Brandon Wilson asked if landscaping was discussed with Les Mangus. Mr. Youle said that in preliminary discussions it would not be required, however if needed it will be addressed.

Chairman Allison asked if there were any further questions.

Fred Deppner made a motion to approve SP-2011-16 as presented. Dennis Bush seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.

SP-2011-15- Review and approve the site plan for Metro Grill II sign located at 321 S. Andover Rd.

STAFF: the proposed lighted wall sign for the Metro Grill is very similar to an approved non-lighted sign. The proposed sign meets the bulk regulations for the zoning district.

James Boots, Boots Foods LLC and owner of Metro Grill, was present to represent the application. Mr. Boots explained that being the only business in the strip mall building that they are in and the area being rather dark at night they would like to have a professional sign that looks good.

Brandon Wilson asked if this would be an internally lit sign.

John Lay, George Lay Signs was also present. Mr. Lay said the letters and the Chrysler Building icon would be lit with LED lighting.

Chairman Allison asked if there were any further questions.

Dennis Bush made a motion to approve SP-2011-17 as presented. Fred Deppner seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.

SP-2011-18- Review and approve the site plan for Andover High School Storage Building located at 1744 N. Andover Rd.

STAFF: The proposed detached storage building at the Andover High School is intended to serve as material storage for the vocational shops in the adjacent building. The Building Dept. is researching the required separation from the existing school building for code compliance.

Jim Albertson, Albertson Associates was present to represent the application. Mr. Albertson explained that this will be a larger storage area than the school currently uses to store shop materials for students and will be pre-engineered steel building with metal siding.

Brandon Wilson asked if this area would be air conditioned. Mr. Albertson said no, it would be insulated to prevent condensation issues inside. But if they did want to condition it they could do so.

Chairman Allison asked if there were any further questions.

Fred Deppner made a motion to approve SP-2011-18 as presented. Brandon Wilson seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.

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.

STAFF: At the direction of the SPRC at the October meeting the applicant has revised the screening fence proposal to include segments of masonry fencing at the corners of 13th St. and Prairie Creek Rd. and the street entrances to the development.

Phil Meyer, Baughman Company, P.A. was present to represent the application. Mr. Meyer explained that on the new plan a masonry and vinyl wall will be installed along 13th Street and Prairie Creek Road. They have added four trees to 13th Street North and two trees to Prairie Creek landscaping.

Chairman Allison asked about the construction of the masonry wall. Mr. Meyer replied that it will be a slump block wall which is poured concrete in a concrete form that will be painted.

Brandon Wilson asked if a decision was made on the irrigation of the right-of-way area and would there be anything between the fences where the sections overlap. Mr. Meyer said that this area will be irrigated and wrought iron fencing will be in areas where the fence jogs 30 inches.

Chairman Allison asked if there were any further questions.

Fred Deppner made a motion to approve SP-2011-15 as presented. Dennis Bush seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.

Member Items:

Fred Deppner made mention of the banner sign for Metro Grill and those of other businesses.

Dennis Bush mentioned he was glad to hear of Vornados' success.

Chairman Allison adjourned the meeting at 6:43 p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 6th day of December, 2011 by the Site Plan Review Committee, City of Andover.