

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
May 1, 2012
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, May 1, 2012 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 Fred Deppner, Don Kimble, Dennis Bush, Sheri Geisler and Brandon Wilson. Others in attendance were Les Mangus Director of Public Works and Community Development, Sasha Stiles City Administrator, Steve Anderson Assistant Director of Public Works, Daynna DuFriend Administrative Secretary.

Review the minutes of the March 6, 2012 meeting.

Dennis Bush made a motion to approve the minutes as presented. Sheri Geisler seconded the motion. Motion carried 6/0.

Communications:

Review the minutes of the March 13, 2012 and March 27, 2012 City Council meetings and the February 21, 2012 Planning Commission/ Board of Zoning Appeals meeting minutes and the January 10, 2012 meeting minutes. The minutes were received and filed.

Review the potential Residential Development Lot Report.

SP-2012-02- Review and approve the site plan for Hope community Church Addition and Renovation located at 1831 E. 21st.

STAFF: The proposed expansion of the facility is one of many phased expansions on the previously approved campus plan of the nearly 30 acre site. All of the bulk regulations have been met and Staff supports the plan as submitted.

Scott Ramser, WDM Architects and Pastor Steve Weldon were present to represent the application.

Mr. Ramser presented large versions of the submitted drawings and explained the proposed project and construction phases of future projects.

Brandon Wilson asked about Fire Department access to the back of building.

Mr. Ramser said he did receive comments from the Fire Department and the drive would be expanded per their requirements.

Don Kimble asked where the trash dumpster would be located and was the access on a gravel driveway.

Mr. Ramser explained the location and access for the trash truck.

Mr. Ramser also explained that in regards to the current landscaping they would like to remove one of the three trees in the front entrance drive island as it is blocking some of the view of their sign.

Don Kimble suggested a better gate system and access to the dumpster. Also stating the location may need to be brought out from the building.

Don Kimble made a motion to approve SP-2012-02 as presented with the following condition that applicant submits revision and drawing to staff for suitable solution for fire and trash truck access. Sheri Geisler seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 6/0.

SP-2012-03- Review and approve the site plan for wholesale Fireworks signage located at 1611 W. Ledgerwood.

STAFF: The proposed sign is within the bulk regulations for the zoning district.

Jacob Marietta, Wholesale Fireworks was present to represent the application.

Mr. Marietta explained that the height of the sign is planned to be above the City's billboard along Kellogg.

Chairman Allison asked what the maximum height allowance was.

Les Mangus read the requirements from the Zoning Regulations.

Brandon Wilson asked if this would be a one-sided sign.

Mr. Marietta said that it would be, but a two-sided sign could be done if approved.

Dennis Bush expressed concern about the brightness of LED signs. Fred Deppner agreed.

Don Kimble made a motion to approve SP-2012-03 as presented with the condition that the bottom of the sign cannot exceed 24 feet.

Motion died due to lack of a second motion.

Dennis Bush made a motion to approve SP-2012-03 as presented with the condition that it does not exceed the minimum requirements to clear the billboard sign.

Motion died due to lack of a second motion.

Brandon Wilson asked applicant about moving the sign location further to the east.

Chairman Allison asked if applicant was ok with moving the sign.

Mr. Marietta said that that sign would be moved if that is what is needed.

Don Kimble made a motion to approve SP-2012-03 as presented with two conditions; 1. The bottom of the sign cannot exceed 24 feet, 2. That it be moved a minimum of 20 feet East of the power pole. Brandon Wilson seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 6/0.

SP-2012-04- Review and approve the site plan for T-Mobile wall signage located at 321 S. Andover Road.

STAFF: The proposed wall sign is within the bulk regulations for the zoning district.

Chris Michael, T Mobile, The Phone Zone owner, was present to represent the application.

There was discussion regarding the amount of square footage remaining after this sign.

Les Mangus explained that the building owner will be asking the Board of Zoning Appeals for a variance for a greater cap on the wall signage.

Fred Deppner made a motion to approve SP-2012-04 as presented. Don Kimble seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 6/0.

SP-2012-06- Review and approve the site plan for Andover Office Center monument LED signage located at 105 S. Andover Road.

STAFF: The proposed replacement of the existing monument sign with an LED message center is within the bulk regulations for the district, however the owner/contractor will need to be reminded of the City regulations regarding flashing or moving signs adjacent to a residential district, which this site is.

Shane Hutchinson, Nu-Line Signs was present to represent the application.

Mr. Hutchinson explained that this sign would be backlit at the top with and vinyl graphics below.

Don Kimble made a motion to approve SP-2012-06 as presented. Brandon Wilson seconded the motion. Chairman Allison asked if there was any further discussion.

Brandon Wilson asked about landscaping around this sign and does the committee have the authority to look at the landscaping.

Les Mangus said there is already an existing approved landscaping plan.

Brandon Wilson withdrew the second to the motion. Don Kimble withdrew the motion to review.

Don Kimble suggested that a landscaping plan be submitted to staff for approval and if they don't feel that the plan meets standards then it should be submitted to the committee.

Don Kimble made a motion to approve SP-2012-06 as presented with the condition that the owner/applicant provide city staff with a landscape plan that meets the Andover standards and upon approval by staff member they can proceed. Sheri Geisler seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 6/0.

SP-2011-13- Review and approve the site plan for Boy Scout Troop 533 Storage Shed located at 1429 N. Andover Road.

STAFF: The proposed storage building for the Boy Scout Troop 533 at the Andover United Methodist Church is a part of a larger plan that was submitted some time ago to also expand the Scout meeting house. The proposed storage shed is within the bulk regulations for the zoning district.

David Beaver, MJC Architecture, was present to represent the application.

Mr. Beaver explained that this storage shed is part of a larger project to try to gain donor support funding for an addition to the Scout House and also build a shed. They do not have full funding for the whole project but they need to proceed with a new shed because they need the room and the existing shed is deteriorating.

Sheri Geisler made a motion to approve SP-2011-13 as presented. Fred Deppner seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 6/0.

SP-2012-07- Review and approve the site plan for Salon Brands wall signage located at 321 S. Andover Road.

STAFF: The proposed wall signage exceeds the 5% maximum cumulative total of wall signage for the strip center. The building owner has filed for a variance with the Board of Zoning Appeals, which will be heard May 15, 2012. Staff supports the signage as presented, contingent on the approval of the required variance.

Brian Kirkland, Miracle Signs was present to represent the application.

There was discussion regarding size of proposed signage and other tenant signage.

Chairman Allison said he felt that this sign fit the space very well.

Chairman Allison made a motion to approve SP-2012-07 as presented contingent upon approval of variance by Board of Zoning Appeals May 15, 2012. Sheri Geisler seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 6/0.

Discussion of potential amendments to the site plan review criteria and procedure.

Les Mangus presented an amendment to Section 3-105A Site Plan Approval to the committee for their input.

The committee agreed that Les should proceed with creating the guidelines that the committee has asked for to be on the next meeting agenda.

Les Mangus said he would also email the completed guidelines to members for their review prior to the next meeting.

Meeting was adjourned at 7:47 p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 5th day of June, 2012 by the Site Plan Review Committee, City of Andover.