

**CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
June 5, 2012
MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, June 5, 2012 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, Byron Stout, and Brandon Wilson. Others in attendance were Les Mangus Director of Public Works and Community Development, and Steve Anderson Assistant Director of Public Works. Dennis Bush arrived at 6:07 p.m. Not in attendance were Sasha Stiles City Administrator and Daynna DuFriend Administrative Secretary.

Review the minutes of the May 1, 2012 meeting.

Don Kimble made a motion to approve the minutes as presented. Brandon Wilson seconded the motion. Motion carried 3/0/1. Byron Stout abstained.

Communications:

Review the minutes of the April 24, 2012 and May 8, 2012 City Council meetings and the April 17, 2012 Planning Commission/ Board of Zoning Appeals meeting minutes The minutes were received and filed.

Review the potential Residential Development Lot Report.

SP-2012-08- Review and approve the site plan for Pink Boa signage located at 626 S. Andover Rd., Suite 500.

STAFF: The proposed wall signage is well within the allowable area for the zoning district.

Summer Smith with Shawn's Signs was present to represent the application.

Don Kimble made a motion to approve SP-2012-08 as presented. Byron Stout seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 5/0.

SP-2012-09- Review and approve the site plan for Kansas Medical Center signage located at 1124 W. 21st Street.

STAFF: The proposed emergency entrance/exit sign is within the bulk regulations for the zoning district, however the proposed location is within a public utility easement. Staff supports the location due to its value to the traveling public, but will have to defer to the Governing Body to allow for the placement in the easement.

The applicant explained reason for need to have signage placed in utility easement.

Don Kimble made a motion to approve SP-2012-09 as presented contingent upon City Council approval. Brandon Wilson seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 5/0.

SP-2012-05- Review and approve development of a church located at NE corner of Onewood Drive and Kellogg (US Highway 54).

STAFF: The proposed site plan for the Revelation Ministries Christian Church meets or exceeds the standards for site planning, however no plans for signage have been submitted, which would require another visit to the Committee when a signage package is prepared. An outstanding issue is the acceptance of the plat of the property by the Governing Body. A discussion is being held regarding the dedication of the future highway right of way that should be resolved soon. Any approval of the proposed site plan would need to be made contingent on satisfactory platting of the property.

Doug Allison stepped down to represent the applicant as a member of the architectural design team.

Phil Meyer with Baughman Company was present to represent the application.

Mr. Meyer explained the layout of the building site.

Don Kimble commented that there is a poor design element in the corner of the parking lot. Cars will that cannot back up because cars are trying to get out of this driveway. He also suggested making changes to the roof line to break it up.

Doug Allison explained the construction of the building.

Brandon Wilson expressed concern with fasteners being visible and the upkeep and maintenance of the detention pond.

Don Kimble made a motion to approve SP-2012-05 as presented with 7 conditions as follows; 1. Reconfigure SW corner of parking lot., 2. Add 4 landscape islands. 2 on the east side and 2 on the west in parking lot adjacent to building., 3. Trash enclosure detail approved by staff., 4. More proportionate stone cap on columns., 5. Provide two dormers on each East and West side., 6. Mechanical unit screening approved by staff., 7. Dry detention area in city standard for natural wetland plantings. Dennis Bush seconded the motion. Dennis Bush asked if there was any further discussion. Motion failed 3/1. Brandon Wilson opposed.

Dennis Bush asked if there was an amended motion.

The use of a smaller size metal panel on the roof to reduce the oil can wrinkles and different architectural panels for lower 7 ft. on walls was discussed.

Don Kimble made a motion to approve SP-2012-05 as presented with 9 conditions as follows; 1. Reconfigure SW corner of parking lot., 2. Add 4 landscape islands. 2 on the east side and 2 on the west in parking lot adjacent to building., 3. Trash enclosure detail approved by staff., 4. More proportionate stone cap on columns., 5. Provide two dormers on each East and West side., 6. Mechanical unit screening approved by staff., 7. Dry detention area in city standard for natural wetland plantings., 8. Less than 24 inch center roof panels to reduce oil can wrinkles., 9. Provide different architectural panel for lower 7ft. Dennis Bush seconded the motion. Dennis Bush asked if there was any further discussion. There was none. Motion approved 4/0.

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

This item discussion to be carried over to the next meeting, July 3, 2012.

Meeting was adjourned at 8:35 p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 3rd day of July, 2012 by the Site Plan Review Committee, City of Andover.