

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
July 3, 2012
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, July 3, 2012 at the Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:01 p.m. Members present were Don Kimble, Byron Stout, and Dennis Bush. Others in attendance were Les Mangus Director of Public Works and Community Development, Steve Anderson Assistant Director of Public Works, Jennifer McCausland Assistant City Administrator and Daynna DuFriend Administrative Secretary. Not in attendance were Sasha Stiles City Administrator and Brandon Wilson.

Review the minutes of the June 5, 2012 meeting.

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

Communications:

Review the minutes of the May 29, 2012 and June 12, 2012 City Council meetings and the May 15, 2012 Planning Commission/ Board of Zoning Appeals meeting minutes The minutes were received and filed.

Review the potential Residential Development Lot Report.

SP-2012-10- Review and approve the site plan for Express Inn replacement signage located at 222 W. Hwy 54.

STAFF: The proposed signage changes for conversion of the Express Inn to Days Inn are within the bulk regulations for the zoning district.

Hasu Patel was present to represent the application.

Mr. Patel explained that the Days Inn requests that the brands standard requires that the larger pole sign of the 2 options has to be used.

Byron Stout made a motion to approve SP-2012-10 as presented. Dennis Bush seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.

SP-2012-11- Review and approve the site plan for Dillon's Store #85 Fuel Facility located at 225 E. Cloud Ave.

STAFF: The Staff review of the site plan submittal resulted in several comments/questions that have yet to be responded to. Staff is unclear about what is existing or proposed regarding lighting and landscaping. Without dimensions there is no way to calculate signage bulk regulation compliance. No grading plan has been submitted to allow for the confirmation of the required grades for ADA compliance.

Rob Hartman with PEC, Russell Robbins with Dillon's Stores were present to represent the application.

Don Kimble expressed concerns about flow of traffic around the fuel center with store parking so near to it. An independent driveway should be considered to avoid any confusion.

Dennis Bush suggested removing the parking East of the proposed fuel center allowing more area on the West. Byron Stout agreed.

Don Kimble and Doug Allison suggested using a median between the fuel center and the south access driveway to control traffic.

Dennis Bush made a motion to approve SP-2012-11 with conditions of; 1. Move canopy to the East, sufficient enough to provide access on the West, 2. Rework the island and the parking along the East; 3. Provide a median for access control. Byron Stout seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.

SP-2012-05- Review and approve development of a church located at NE corner of Onewood Drive and Kellogg.

STAFF: The applicant has asked to return to the Committee to discuss some options on some of the conditions of the approved site plan.

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

Doug Allison with TEAM Architecture and Phil Meyer with Baughman Company were present to represent the application.

Mr. Allison informed the committee members that during a separate meeting with Brandon Wilson it was pointed out that the number of existing trees on Onewood is significantly different from what the plan shows.

Mr. Allison presented information on a wall design that was presented to Brandon Wilson during the above mentioned separate meeting as an alternative to the original presented panel design. He explained that Brandon was in agreement with this presented panel.

Phil Meyer presented a map showing trees that were originally planted along Onewood. Only a few of these trees currently remain. The HOA will be replacing some of these trees.

Dennis Bush asked if the committee still agrees with having a dry detention pond in this area. He asked if any screening of this detention area would be required.

Don Kimble asked what would be cheaper, enhancing the berms and leave the landscaping the way it is or putting in more trees.

Mr. Meyer said they are still negotiating with the HOA.

The committee suggested 5 trees being planted.

Discussion on item SP-2012-05 continued to Site Plan Review Committee meeting to be held July 11, 2012 at 5:00 p.m. in Conference Room 1 of City Hall due to a quorum being present but not enough voting members to approve a plan.

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

The committee agreed that it looked good.

Dennis Bush made a motion to present the amendments to the site plan review criteria to the Planning Commission asking for a public hearing to be held to amend the zoning regulations over the applicability and to recommend approval of the guidelines to the City Council. Byron Stout seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.

Meeting was recessed at 8:04 p.m. to July 11, 2012 for continuance of item SP-2012-05 due to a quorum not being present.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 7th day of August, 2012 by the Site Plan Review Committee, City of Andover.