

**CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
August 7, 2012
MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, August 7, 2012 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, Brandon Wilson, and Dennis Bush. Others in attendance were Sasha Stiles City Administrator, Steve Anderson Assistant Director of Public Works and Daynna DuFriend Administrative Secretary. Not in attendance was Byron Stout.

Review the minutes of the July 3, 2012 meeting and continued meeting of July 11, 2012.

Dennis Bush made a motion to approve the minutes as presented with corrections requested by Doug Allison. Doug Allison seconded the motion. Motion carried 4/0.

Communications:

Review the minutes of the June 26, 2012 and July 10, 2012 City Council meetings and the June 19, 2012 Planning Commission/ Board of Zoning Appeals meeting minutes The minutes were received and filed.

Review the potential Residential Development Lot Report.

SP-2012-12- Review and approve the site plan for Andover State Bank signage located at 511 N. Andover Rd.

STAFF: The proposed replacement sign is not as tall or as large in surface area as the existing and meets the bulk regulations.

Andrea Edwards with Trimark, Inc. and Brian Chamberlin, President of Andover State Bank were present to represent the application.

Ms. Edwards explained that the applicant is concerned with wanting a taller sign in the future which would be over the square footage currently allowed. As their current sign is taller than the proposed signage they would like to know if they would be allowed a taller sign should this be desired.

Mr. Chamberlin explained that they are asking because the shorter monument sign not provide them with the ability to put an electronic message center on it. They are not doing that now due to expense but they want the capability to be able to put that on the sign.

Doug Allison said the approval of increased square footage would be a separate issue. And said his question would be is if what was granted previously would continue.

Don Kimble said that the committee cannot address the zoning or a sign that is not presented, but we can approve this sign tonight.

Don Kimble made a motion to approve SP-2012-12 with the condition of: 1. Expansion of current requested signage be represented to appropriate body per zoning regulations. 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 revised design of the parking and circulation layout appears to meet the intent of the Committee discussion at the last meeting, but Staff wanted the Committee to have the final approval.

Rob Hartman with PEC was present to represent the application.

Mr. Hartman explained that the modifications made addressed the concerns from last months meeting.

Don Kimble asked if the parking area would be left intact or would new pavement be installed and is there a grading plan for this project.

Mr. Hartman said new pavement would be installed and it would be built up so the maximum slope under the canopy is 2%.

Don Kimble said that there are several 100 feet of curb that has no landscaping on it at all.

Mr. Hartman stated that the curb is existing and the landscaping is what was approved

Sasha Stiles pointed out the three conditions from the last meeting, nothing pertains to landscaping.

Dennis Bush made a motion to approve SP-2012-11 as presented. Don Kimble seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.

Member Items-

Don Kimble mentioned that probably 99% of the trees along the south parking lot of the Baptist Church on South Andover Rd. are now dead. Due to the weather there are a lot of dead trees around town.

Sasha Stiles said that she will discuss this with Les Mangus.

Meeting was adjourned by Chairman Doug Allison at 6:54 p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 4th day of September, 2012 by the Site Plan Review Committee, City of Andover.