

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
September 4, 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 6:02 p.m. Members present were Don Kimble, Brandon Wilson, Byron Stout and Dennis Bush. Others in attendance were Les Mangus Director of Public Works and Community Development, Sasha Stiles City Administrator, Steve Anderson Assistant Director of Public Works and Daynna DuFriend Administrative Secretary.

Review the minutes of the August 7, 2012 meeting.

Don Kimble made a motion to approve the minutes as presented. Byron Stout seconded the motion. Motion carried 5/0.

Communications:

Review the minutes of the July 31, 2012 and August 14, 2012 City Council meetings and the July 17, 2012 Planning Commission/ Board of Zoning Appeals meeting minutes The minutes were received and filed.

Review the potential Residential Development Lot Report.

SP-2012-13- Review and approve the site plan for Andover Sr. Care, LLC dba Victoria Falls skilled nursing parking lot and gazebo located at 224 E. Central Ave.

STAFF: The proposed gazebo and parking space relocation are in compliance with the bulk regulations for the zoning district. Staff has reviewed the submittals and supports the application.

Dennis Bush stepped down from the committee as the applicant.

Dennis Bush was present to represent the application. Mr. Bush explained that the land was purchased in order to create additional parking spaces for employees.

Brandon Wilson asked if there would be new landscaping and what the height of the gazebo would be.

Mr. Bush said yes with a 6 foot fence. Mr. Bush did not have the height but stated that it is only a one story permanent structure.

Byron Stout made a motion to approve SP-2012-13 as presented. Don Kimble seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.

Dennis Bush rejoined the committee.

SP-2012-14- Review and approve the site plan for Andover United Methodist Church signage located at 1429 N. Andover Rd.

STAFF: The proposed LED message board replaces a channel letter board. The existing signage was not permitted and exceeds the maximum allowable surface area for the zoning district. The existing signage was not permitted and exceeds the maximum allowable surface area for the zoning district. The applicant has begun the process to apply for a variance to allow the proposed signage. Staff supports the application contingent on approval of the required variance.

Ron Smith, LED Sign Co., and Pastor Jim Edwards, Andover United Methodist Church, were present to represent the application.

Byron Stout asked what the hours of operation would be.

Pastor Edwards replied that they had not set that yet.

Don Kimble made a motion to approve SP-2012-14 as presented with the following conditions; 1. Approval of variance application from Planning Commission October 16, 2012, 2. The sign pole be re-painted. Dennis Bush seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 5/0.

Member Items-

Chairman Allison asked about the upcoming McDonald's remodeling project.

Les Mangus explained that McDonald's would like to make additional changes to their remodeling project from the project that the committee recently approved. They would like to expand the dining room. The architect is in St. Louis, Missouri and is asking if he needs to be present for the October 2, 2012 meeting.

Chairman Allison suggested having a conference call with them.

Meeting was adjourned by Chairman Doug Allison at 6:31 p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 2nd day of October, 2012 by the Site Plan Review Committee, City of Andover.