

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
October 2, 2012
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, October 2, 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, 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 September 4, 2012 meeting.

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

Communications:

Review the minutes of the August 28, 2012 and September 11, 2012 City Council meetings and the August 21, 2012 Planning Commission/ Board of Zoning Appeals meeting minutes
The minutes were received and filed.

Review the potential Residential Development Lot Report.

SP-2011-21- Review and approve the amended site plan for an exterior alteration for McDonald's, located at 115 W. Central.

STAFF: The owner's have added a small dining room addition on the front of the store to the plan that was approved several months ago. The new addition matches the materials and colors of the rest of the remodel and is in compliance with the front yard setback.

Patrick Bennett, Core States Group via conference call represented the application.

Chairman Allison asked if the landscaping would be replaced.

Mr. Bennett said that the plants would be replaced.

Dennis Bush asked, with the expansion if there would not be access across the front.

Mr. Bennett said at this time that there would not be sidewalk access in front of the building.

Les Mangus confirmed that the drive access would remain as it is. The sidewalk in front of the building would be taken out.

Byron Stout asked if additional landscaping would possibly be installed in front of the curb that is parallel to Central Ave. Particularly the northwest corner of the property.

Mr. Bennett stated that he would need to discuss with the owners.

Don Kimble made a motion to approve SP-2011-21 as presented with the following conditions, 1. Additional landscaping be re-planted., 2. An amount of landscaping be put in front of the stalls on the north side of the parking at the northwest corner of the lot. To be approved by staff. Byron Stout seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 5/0.

SP-2012-15- Review and approve the site plan for an exterior alteration for Andover Crossing Retail Center, located at 420 S. Andover Rd.

STAFF: The proposed canopy modifications are an effort to get a better signage façade for tenant signage. The modifications are within the bulk regulations for the zoning district.

Adam Clements, Builders, Inc. was present to represent the application.

Chairman Allison asked what masonry material would be used.

Mr. Clements said the brick is an engineered brick.

Les Mangus explained material description stated in the application submittal.

Don Kimble asked Les if the percent of signage on the façade going to be ok.

Les Mangus replied that with the application for signage later in the agenda the maximum for the building would be reached. In order to have signage for the vacant tenant space they will need to go before the Board of Zoning Appeals for a variance to get allowance for more signage.

Chairman Allison expressed concern regarding the thin stone. The manufacturers do not like for their product to sit on the ground. However, it does not look very nice if it doesn't sit on the ground. And asked if it would be extended to the ground.

Mr. Clements said that it would.

Don Kimble made a motion to approve SP-2012-15 as presented with the following conditions; 1. The represented stone is to be carried down to concrete, 2. Color chips, in a fair representation of provided drawing, be provided to city staff at time of permitting for approval. Byron Stout seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 5/0.

SP-2012-16- Review and approve the site plan for Spa Pedicure sign located at 626 S. Andover Rd., Ste. #200.

STAFF: The proposed signage change is the result of the tenant relocating within the existing building to make way for the new dialysis center. The proposed signage is within the bulk regulations for the zoning district.

Brandon Wilson excused himself from this discussion due to conflict of interest.

Don Kimble made a motion to approve SP-2012-16 as presented. Byron Stout seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.

Brandon Wilson returned to the committee.

SP-2012-17- Review and approve the site plan for Kansas Medical Center MRI & Patient Wing Addition, located at 1124 W. 21st Street.

STAFF: The Kansas Medical Center is proposing minor building additions that are well within the bulk regulations for the zoning district.

Joe Steffes, GLMV Architecture and Daryl Thornton, Kansas Medical Center, were present to represent the application.

Mr. Thornton explained that the hospital bed count will remain the same.

Byron Stout made a motion to approve SP-2012-17 as presented. Don Kimble seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.

SP-2012-18- Review and approve the site plan for DaVita Dialysis Clinic exterior remodel, located at 626 S. Andover Rd.

STAFF: The proposed changes to the existing strip center add a new entry vestibule and modify windows and doors to accommodate the new dialysis center. The changes are within the bulk regulations for the zoning district.

Brandon Wilson excused himself from this discussion due to conflict of interest.

Randall Dover, Dover Architect was present to represent the application.

Chairman Allison asked if the profile of the fascia would match the existing canopies.

Mr. Dover replied that it would look like the rest of the building.

Brandon Wilson asked if there was concern with a footing.

Mr. Dover said that the footing would be cut into the concrete.

Byron Stout made a motion to approve SP-2012-18 as presented. Don Kimble seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.

Brandon Wilson returned to the committee.

SP-2012-19- Review and approve the site plan for Perfect Party sign located at 420 S. Andover Rd., Ste. #100.

STAFF: This proposed wall signage change was submitted late and not enough information was available for Staff review. The applicant will collect the necessary information before the meeting.

Mary Wilson, George Lay Signs and Jim Mercer, Perfect Party were present to represent the application.

Chairman Allison asked if the entire panel would be illuminated,

Ms. Wilson replied that it would be.

Dennis Bush made a motion to approve SP-2012-19 as presented. Byron Stout seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 5/0.

Member Items-

Don Kimble stated that the vacant lot south of Presto at Andover Rd. and 21st Street is overgrown and needs to be cleaned up.

Brandon Wilson suggested that the applicants state their name before they address the committee.

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

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 6th day of November, 2012 by the Site Plan Review Committee, City of Andover.