

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
December 4, 2012
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, December 4, 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, Byron Stout, Brandon Wilson 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 November 6, 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 October 30, 2012 City Council meeting, the September 11, 2012 Planning Commission Subdivision meeting minutes and the October 16, 2012 Planning Commission/ Board of Zoning Appeals meeting minutes. All minutes were received and filed.

Review the potential Residential Development Lot Report.

SP-2012-22- Review and approve the site plan for the Dollar General Store located at 724 N. Andover Rd.

STAFF: The Dollar General Store project meets the zoning district regulations with the exception of the required parking spaces. A variance has been applied for. Staff supports the plan, contingent on the granting of the parking variance.

Bob Gage, GBT Realty Corporation was present to represent the application.

Mr. Gage explained that their engineer has addressed all of the comments from Assistant Director of Public Works Steve Anderson except one and that one being, an additional light source at the drive coming into the property. This will be done upon approval from Dollar General.

Chairman Allison asked what the width of the architectural panels was and what the gauge is the metal.

Mr. Gage replied that they are 4 feet wide and the EFIS finish is applied by the manufacturer. The metal is 18 gauge.

Brandon Wilson asked if the landscape requirements were in effect so that landscaping around the monument sign is required.

Les Mangus explained that this application was submitted before the Guidelines were effective. They are in effect today. It is up to the committee if they want to require them to install additional landscaping. With the new guidelines they would be required to install 17 sq. ft. of landscaping.

Mr. Gage said this would not be a problem.

Chairman Allison asked about the drainage.

Les Mangus said Steve Anderson has been working with their civil engineer and this property is 3.9 feet above the 100 year storm.

Don Kimble made a motion to approve SP-2012-22 as presented with the following conditions; 1. Bringing the parking light levels up to minimum requirement, 2. Install landscaping around monument sign per current guidelines. Byron Stout seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 5/0.

Review and approve the City of Andover 2013 Site Plan Review Committee meeting and closing date schedule.

A motion was made by Byron Stout to approve the 2013 Site Plan Review Committee meeting and closing date schedule. Dennis Bush seconded the motion. Chairman Coon asked if there was any discussion. There was none. Motion carried 5/0.

Member Items-

There were no member items.

Meeting was adjourned by Chairman Doug Allison at 6:28 p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 5th day of March, 2013 by the Site Plan Review Committee, City of Andover.