

**CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
August 4, 2015
MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, August 4, 2015 at 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 Doug Allison, Dennis Bush, Todd Woolsoncroft and Brandon Wilson. Others in attendance were Les Mangus Director of Public Works and Community Development, Steve Anderson Assist. Director of Public Works and Community Development, Mark Detter City Administrator and Daynna DuFriend Administrative Assistant. Members Nate Hinson, Don Kimble and Troy Tabor were absent.

Review the minutes of the July 7, 2015 meeting.

The July 7, 2015 minutes will be reviewed at the next meeting of the Site Plan Review Committee.

SP-2015-04- Review and approve the site plan for Express Wellness Urgent Care Clinic, 231 S. Andover Rd.

Don Rose, owner/agent and David Foster, landscape architect, were present to represent the application.

Mr. Rose explained that they have 9 clinics in Oklahoma and are looking to expand. This will be their first clinic in Kansas. Each clinic is open seven days a week for drop in or scheduled appointments with an average of 40-50 patients per day.

Brandon Wilson asked how cross access in the parking lot would work and if the parking lot would be asphalt or concrete.

Les Mangus replied that the City has access control on the Final P.U.D. Plan. The owners are responsible for the cross-lot agreement in the title work.

Steve Anderson asked for more detail on the grading of the rear swale.

Mr. Rose stated that the parking lot would be concrete.

Todd Woolsoncroft asked for material details of the trash enclosure.

Mr. Rose replied that three sides would be brick with a mesh fabric covered chain-link gate.

Brandon Wilson asked Mr. Foster for the height of the plant material at the base of the monument sign and stated that the address at the bottom of the sign may be covered by mature plants. And suggested the address be placed along the top of the sign.

Mr. Foster answered that mature plants are approximately 18-24 inches.

Discussion continued regarding placement of the street address on the building.

Dennis Bush made a motion to approve SP-2015-04 site plan as presented, seconded by Brandon Wilson. Motion carried 4/0.

SP-2015-05- Review and approve monument and wall signage for Sami Halaseh, 1034 N. Andover Rd.

John Saindon and Chuck Feik, Ron's Sign Company, were present to represent the application.

Les Mangus stated that sign detail was not included in a previous presentation for the construction of this building. The details presented now meet all of the sign regulations.

Mr. Saindon explained that this is a free standing sign has a cobble stone base. The metal material is aluminum with an LED sign board. The sculptured "S" will have a halo effect and the wall signage will be channel letters also with halo lighting.

Brandon Wilson noted that as with the previous case the mature plant growth noted on the design plan could cover the street address at the bottom of the sign. He also asked if the Fire Department required the address to be on the monument signage or only the building.

Mr. Saindon agreed and will send a revised drawing to Les Mangus with the address relocated.

Les Mangus replied that the Building Code requires the address to be on the building. In this instance, having the address on the sign would be appropriate due to the building being set back so far back. He suggested the address be placed on the endcap although that would have to be discussed with the Fire Department.

Dennis Bush made a motion to approve SP-2015-05 monument and wall signage as presented, seconded by Todd Woolsoncroft. Motion carried 4/0.

SP-2015-06- Review and approve the site plan for Highlands at Terradyne, N.E. corner of 159th St. E and W. Terradyne.

Ron Spangenberg and Renae Slusser, SPT Architecture, and Cory Shackelford, owner were present to represent the application.

Mr. Spangenberg presented the construction plans for the housing units. The streets will be installed first. It will be a gated community with separate fire access available. The fence will be scaled down but similar to existing fencing on the property. A similar exterior brick to that of the Terradyne Country Club, will be used with white trim detailing. Street lighting will consist of grey fiberglass poles and LED lighting.

Todd Woolsoncroft asked if there was a preliminary time frame on the construction.

Mr. Shackleford replied that construction is based on sales and the requirements of the financial lender.

Les Mangus explained that this is considered a clustered multi-family project. This is being presented for the approval of the concept because the market will govern what the front of the buildings will look like.

Chairman Allison asked if there were guidelines in the P.U.D. to be followed.

Mr. Shackleford stated that the guidelines of the HOA will apply when the units are sold.

Dennis Bush asked what the monument sign would look like.

Mr. Spangenberg answered that the sign would be similar to the other existing brick and stone signs in Terradyne.

Dennis Bush made a motion to approve SP-2015-06 site plan as presented, seconded by Chairman Allison. Motion carried 4/0.

Member items- There were no member items.

Chairman Allison adjourned the meeting at 6:42 p.m.

Respectfully Submitted by

Dayna DuFriend
Administrative Assistant

Approved this 1st day of September, 2015 by the Site Plan Review Committee, City of Andover.