

**CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
September 6, 2016
MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, September 6, 2016 at Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Dennis Bush called the meeting to order at 6:04 p.m. Members present were Brandon Wilson, Don Kimble and Phil White. Members Doug Allison, Todd Woolsoncroft and Nate Hinson were not present.

Staff in attendance: Les Mangus, Director of Public Works and Community Development; Mark Deter, City Administrator and Dayna DuFriend, Administrative Assistant.

Review the minutes of the June 7, 2016 meeting.

Don Kimble made a motion, seconded by Brandon Wilson, to approve the minutes of the June 7, 2016 meeting as presented. Motion carried 4/0.

SP-2016-14- Review for site plan approval of AutoZone, located at 523 S. Andover Rd., Andover, KS.

Scott Peruski, PEA, Inc. was present to represent the application.

Mr. Peruski explained that PEA, Inc. is the civil and landscape engineer for this project.

Dennis Bush asked if the exterior building colors as shown on the submitted building plans were close to the actual colors.

Mr. Peruski said that the color scheme used are the AutoZone corporate colors and have been used on several stores in Wichita. Painted CMU material will be used. Both faux windows and real windows will be used in the design.

Don Kimble expressed his concern for the 38-foot height of the pole sign. Neighboring properties have shorter pole signs. The size of the sign is fine but the pole should be lowered by 10 feet. That would then reduce the diameter of the pole at the base. He also noted that the height of the parking lot light poles as drawn did not match what was written at 25 feet. He approves of the 25 feet light poles. The rest of the project is good.

Dennis Bush noted that there are other AutoZone's in the area so the design is known. He agrees with the pole sign being too tall and asked what the applicant would say if the sign would not be approved.

Brandon Wilson asked if this type of pole sign requires landscaping.

Les Mangus replied that there is existing landscaping already in place. He added that he has had discussions with the sign manager of AutoZone regarding the allowable signage size of the 40 feet height.

Mr. Peruski added that protecting the existing landscape material is noted in the building plans and contractors will be instructed to minimize disturbance to the material during construction in the right of way and on the building site. The applicant is flexible and they could work with a conditional approval of the sign. The presented height of 38 feet is under what is currently allowed.

Dennis Bush explained that normally material samples are brought in for review by the committee and asked for a description of the materials to be used.

Mr. Peruski said that the majority of the building exterior will consist of a smooth faced CMU to be painted.

Phil White added that he would also like the sign to be in proportion to the building.

Don Kimble made a motion, seconded by Phil White to approve SP-2016-14 site plan as presented with the following condition: 1. Resubmit a lower pole sign design to be a maximum of 28 foot in height. Motion carried 4/0.

Member items-

Dennis Bush asked about the process for the UDM and clarification of the new ordinance concerning signage allowances.

Don Kimble asked if limits could be set on the number and size of banner signs displayed at one time.

Adjourn

Don Kimble made a motion to adjourn. Dennis Bush seconded the motion. Motion carried 4/0. Dennis Bush adjourned the meeting at 6:25 p.m.

Respectfully Submitted by

Dayna DuFriend
Administrative Assistant

Approved this 5th day of October, 2016 by the Site Plan Review Committee, City of Andover.