

**CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
August 1, 2017
MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, August 1, 2017 at Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Chairman Allison called the meeting to order at 6:00 p.m. Members present were Chairman Doug Allison, Dennis Bush, Todd Woolsoncroft, Nate Hinson, Clark Nelson, Brandon Wilson and Don Kimble.

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

Review the minutes of the June 6, 2017 meeting.

Dennis Bush made a motion, seconded by Clark Nelson, to approve the minutes of the June 6, 2017 meeting as presented. Motion carried 7/0.

SP-2017-07- Review signage and landscape revisions for approval to the approved site plan for Trax Car Wash, located at 565 S. Andover Rd., Andover, Kansas.

Phil Meyer, Baughman Company, agent to the applicant was present.

Stan Cox, applicant and owner, was present.

Mr. Meyer explained that the sign presented is a mix between a pole and a monument sign. It will have a wider base and the height will be 17 feet. The height of 17 feet was approved by the Board of Zoning Appeals. At the sign location on the landscape plan, two sets of shrubs will be placed around the base of the sign. They are asking for approval of this sign that was not part of the site plan previously approved.

Chairman Allison asked if these changes for the sign were the only changes to the landscape plan.

Mr. Meyer replied yes.

Clark Nelson made a motion, seconded by Dennis Bush, to approve SP-2017-07 signage and landscape revisions as presented.

Brandon Wilson questioned the location of the sign, saying that it appears to be set back into the property quite a bit. Most monument signs are more out towards the front. When the undeveloped lot to the north is developed, depending on the layout, will that end up blocking this sign.

Les Mangus said there is a cross-lot access agreement limiting the location of the driveway.

Mr. Meyer said he could not remember the rationale of why it was set back. It may have been due to the width. At the location of the drive is where he thinks it should be and the placement of the sign and plantings could easily be moved.

Chairman Allison asked if there would be enough room if moved.

Mr. Meyer pointed out that according to the layout there is 10 feet of space. He asked staff if there would be any concern if the sign was moved to the other side of the access driveway.

Les Mangus said there would not.

Brandon Wilson asked if moving it would put the sign in the vision triangle.

Mr. Meyer said the vision triangle is shown on the landscape plan, it would not be in it.

Mr. Cox stated that his preference would be to have the sign as close to the property line as possible.

Dennis Bush asked if both locations could be approved with final approval by staff and amend the motion. If there would be any problems, they could go to staff and not have to return to the Site Plan Committee.

Clark Nelson amended the original motion to approve the SP-2017-07 application as presented or an alternative placement being at the other side of the drive, subject to the review and approval of City staff. Dennis Bush seconded this amended motion. Motion carried 7/0.

Member items-

Brandon Wilson asked about asphalt paving recently put in at northwest corner of 159th and Kellogg.

Dennis Bush added that several large concrete blocks are also being put in on the asphalt at this same location. This would not be safe if stacked more than two high. The storage containers used for the fireworks stand are still in place but should have been removed according to the fireworks ordinance.

Adjourn

Chairman Allison adjourned the meeting at 6:16 p.m.

Respectfully Submitted by

Dayna DuFriend
Administrative Assistant

Approved this day of , 2017 by the Site Plan Review Committee, City of
Andover.

DRAFT