



PLANNING & ZONING
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SITE PLAN REVIEW COMMITTEE MINUTES
APRIL 3, 2019 | 6:00pm
ANDOVER CENTRAL PARK LODGE | 1607 E. CENTRAL AVE.

1. CALL TO ORDER

Todd Woolsoncroft called the meeting to order at 6:00pm.

2. ROLL CALL

Committee members in attendance: Don Kimble, Brandon Wilson, Todd Woolsoncroft, Nate Hinson and Greg Schneider. Chairperson Doug Allison was absent. Staff in attendance: Les Mangus, Director of Public Works & Community Development; Steve Anderson, City Engineer & Building Official; and Lance Onstott, Stormwater/GIS/Planning Technician.

3. APPROVAL OF THE MINUTES OF THE MARCH 5, 2019 MEETING

Greg Schneider made a motion to approve the minutes of the March 5, 2019 meeting as presented. Motion seconded by Brandon Wilson. Motion carried 5/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. SP-2019-04; REVIEW AND APPROVE THE SITE PLAN FOR INTERNATIONAL COLD STORAGE EXTERIOR OFFICE IMPROVEMENTS LOCATED AT 215 EAST 13TH STREET, ANDOVER, KANSAS.

Greg Nott, Milestone Construction Inc., was in attendance to represent the application.

Mr. Nott indicated the project will include the replacement of the current brick veneer with a metal panel. He displayed a sample of the metal paneling. All 18 windows will be replaced with dark bronze aluminum frames. New light fixtures will replace the existing fixtures. The fixtures project down, so no light will project onto neighboring properties.

Brandon Wilson asked what the reasoning is behind the removal and the brick veneer and installation of metal panels.

Mr. Nott responded that the brick veneer is deteriorating.

Nate Hinson indicated that the cut sheet for the proposed fixtures depict up and down projecting fixtures.

Mr. Nott confirmed that the fixtures will project up and down.

Todd Woolsoncroft asked if the proposed fixtures are consistent with the existing fixtures.

Mr. Nott stated the current fixtures are different and have been there for 30 years.

Brandon Wilson asked Les Mangus if this application triggered any further requirements for landscaping.

Les Mangus indicated there is some existing landscaping on the site. There was additional landscaping along 13th St. previously, but it was removed by Westar.

Nate Hinson sought to clarify that additional landscaping requirements would only be required if the structure was being expanded.

Les Mangus confirmed this was correct. Review of this application has to be limited to only the changes being proposed.

Nate Hinson commented that he believes the proposed changes are improvements to the building.

Don Kimble indicated his dissatisfaction with the roof mechanical units being visible from the road.

Brandon Wilson stated he did not think the Committee could require screening of the units based on what this application is proposing.

Les Mangus stated that the review must be limited to the changes that are being proposed.

Todd Woolsoncroft asked if the units could be painted to minimize their impact.

Nate Hinson made a motion to approve SP-2019-04 as presented. Motion seconded by Brandon Wilson. Motion carried 4/1. Don Kimble opposed.

6. SP-2019-02; REVIEW AND APPROVE THE SITE PLAN FOR BUTLER COUNTY COMMUNITY COLLEGE EXPANSION/RENOVATION, ACCESSORY BUILDING AND SITE IMPROVEMENTS GENERALLY LOCATED AT 715 EAST 13TH STREET, ANDOVER, KANSAS.

Vince Haines, Gravity Works Architecture; Dr. Kim Krull, Butler County Community College; Scott Canfield, Professional Engineering Consultants, P.A.; and, Kurt Hurias, Professional Engineering Consultants, P.A., were in attendance to represent the application.

Mr. Haines stated the revised plan has relocated the main drive to the northeast corner of the site, turning radii have been enlarged, landscape adjustments made in response to the drive relocation and six additional parking spaces have been added.

Don Kimble stated he could not tell graphically if the turning radii were increased.

Mr. Hurias replied that they went from a 20' radius to a 30' radius.

Brandon Wilson asked if the applicant's traffic engineer and the City's traffic engineer have found agreement regarding the traffic study.

Steve Engineer indicated that the relocation of the main drive has improved the site circulation and pedestrian safety. No revisions to the traffic study are being requested at this time but may be requested during the platting process.

Brandon Wilson stated a vehicle entering at the main drive would have difficulty navigating to the proposed building based on the current design in front of the entrance to the main building.

Mr. Haines indicated they will see if the turning radii near the main entrance can be adjusted to make the movement easier.

Brandon Wilson asked if there are a lot of students that get dropped off at the site, and if yes, does the site need a designated drop off site.

Dr. Krull responded that they do not typically have students being dropped off.

Don Kimble asked if there are speed bumps in the drives.

Dr. Krull indicated speed bumps do exist on the site currently.

Brandon Wilson asked if it was still the applicant's intention to close the proposed drive at the northeast corner of the site onto 13th St. when Yorktown Pkwy. is constructed.

Mr. Haines confirmed this remained their intention.

Don Kimble stated that once the drive is constructed, there needs to be a check on if any additional vegetation needs cleaned out of the ditch that may impair the vision triangle.

Brandon Wilson made a motion to approve SP-2019-02 as presented. Motion seconded by Greg Schneider. Motion carried 5/0.

7. MEMBER ITEMS

Further discussion was held regarding limiting reviews to proposed changes only.

8. ADJOURN

Meeting adjourned at 6:22pm.

Respectfully submitted by:



Lance Onstott
Stormwater/GIS/Planning Technician

Approved on the 7th day of May, 2019 by the Site Plan Review Committee, City of Andover.