



PLANNING & ZONING
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SITE PLAN REVIEW COMMITTEE MINUTES
NOVEMBER 5, 2019 | 6:00pm
ANDOVER CENTRAL PARK LODGE | 1607 E. CENTRAL AVE.

1. CALL TO ORDER

Todd Woolsoncroft called the meeting to order at 6:12pm.

2. ROLL CALL

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

3. APPROVAL OF THE MINUTES OF THE OCTOBER 3, 2019 MEETING

Greg Schneider made a motion to approve the minutes of the October 3, 2019 meeting as presented. Motion seconded by Todd Woolsoncroft. Motion carried 4/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. SP-2019-18 - REVIEW OF THE VORNADO AIR LLC OFFICE ADDITION GENERALLY LOCATED AT 415 EAST 13TH STREET, ANDOVER, KANSAS

John Youle, Krehbiel Architecture, was in attendance to represent the application.

Mr. Youle stated the project is a 13,135 SF. office addition to the existing building. The addition will be single-story and be slab-on-grade construction. Several materials are proposed for the exterior. He presented the material samples. They have submitted a new landscape plan. A new driveway is proposed at the center of the site. Visitors and applicants will still use the door at the northwest of the building. Employee parking will not change – currently on the west side of the building. The new center approach/drive is to separate truck traffic from visitor/applicant traffic, as both visitors and freight both utilize the east approach.

Todd Woolsoncroft asked where the exterior mechanical units are proposed to be located.

Mr. Youle indicated they will be on the roof and will be screened.

Don Kimble asked if the applicant had any response to the City Engineer's concerns regarding the addition of the proposed approach to 13th St.

Mr. Youle stated that the intention is to separate different types of traffic as they access the site. They are not aware of any access control along 13th St.

Les Mangus indicated that the City's access management references the KDOT recommendations.

Slade Engstrom, TranSystems Corporation, stated that access management generally is to preserve access as corridors develop. Access points should be spaced out enough to not conflict with each other. The existing drives on this site and adjacent sites do not currently meet the spacing requirements – adding an additional access point will not help that. Ideally, the proposed center drive would be built and the current drive on the west of the site would be closed.

Les Mangus asked the applicant what they thought about closing the west drive.

Mr. Youle stated that there may be impacts to the drainage plan. He indicated the proposed drives should help the access to the site.

Slade Engstrom stated that studies show that the more access points you have the more vehicle accidents you have. Statistically, adding access points does not improve safety.

Don Kimble stated his preference to agree with City staff.

Greg Schneider stated he didn't have a problem with the proposed third driveway.

Brandon Wilson asked if the existing parking lot is large enough to accommodate the proposed addition.

Mr. Youle confirmed the existing parking lot is large enough.

Brandon Wilson asked if they could approve the building portion of the application and table the decision regarding the drives to allow the applicant to speak with their client. He asked why landscaping was provided around the existing parking lot, but no landscaping is proposed around the addition.

Mr. Youle replied he was not aware of any landscaping requirements around the building.

Les Mangus stated that they have grouped their required landscaping around the parking areas.

Don Kimble made a motion to approve SP-2019-18 with the following condition: 1) a revised plan for the drives be presented to the Committee at a future meeting when resolved by all parties. Motion seconded by Greg Schneider. Motion carried 3/0/1. Brandon Wilson abstained.

6. SP-2019-20 - REVIEW OF THE USD 385 GROUNDS AND MAINTENANCE BUILDING GENERALLY LOCATED AT 1600 NORTH ANDOVER ROAD, ANDOVER, KANSAS

Michael Meyer, SJCF Architecture; David Jackson, USD 385; and Pat Baer, Baughman & Co., were in attendance to represent the application.

Mr. Meyer stated this project is a small pre-engineered metal building. He presented material samples. Some grading will be completed and parking stalls provided.

Mr. Jackson indicated that district grounds maintenance staff are currently housed at various places and have multiple storage sites. This will provide a single location for storage and all ground maintenance staff.

Don Kimble made a motion to approve SP-2019-20 as presented. Motion seconded by Greg Schneider. Motion carried 3/0/1. Brandon Wilson abstained.

7. MEMBER ITEMS

8. ADJOURN

Meeting adjourned at 7:16pm.

Respectfully submitted by:



Lance Onstott
Stormwater/GIS/Planning Technician

Approved on the 3rd day of December, 2019 by the Site Plan Review Committee, City of Andover.