

CITY OF ANDOVER  
SITE PLAN REVIEW COMMITTEE  
August 7, 2007  
MINUTES

The Site Plan Review Committee met for a meeting on Tuesday, August 7, 2007 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Member Doug Allison called the meeting to order at 6:01 p.m. Members present were Jason Mohler, Clark Nelson, and Don Kimble. Others in attendance were Jeff Bridges City Clerk/Administrator, and Administrative Secretary, Joan Yunker. Members absent was Stephanie Melsheimer, Zoning Administrator, Les Mangus.

Call to order

**Review the minutes of the Site Plan Review Committee meeting of July 9, 2007.**

Review the minutes of the July 9, 2007 Site Plan Review Committee.

*Clark Nelson- made a motion to approve the minutes as presented.  
Jason Mohler- seconded the motion. Motion carried 4/0.*

**Communications:**

Communications

Jeff Bridges: Introduce our new staff member Joan Yunker/Administrative Assistant; she started on August 3, 2007.

**Review the City Council minutes from the July 10, 2007.** The minutes were received and filed.

**Review the minutes of the July 10, 2007 Subdivision Committee meeting.** The minutes were received and filed.

**Review the minutes of the July 17, 2007 Planning Commission Meeting.** The minutes were received and filed.

**Review the Potential Residential Development Lot Report.**

**SP-2007-13: Review of the revised site plan for the Fountains Skilled Nurse Facility, 408 E. Central.**

SP-2007-13  
Review of the revised site plan for the Fountains Skilled Nurse Facility.

From Les Mangus Memo: The Revised Site Plan for the Fountains Skilled Nursing Care Facility has been slightly modified from the version seen a few months ago. The building has been moved a few feet south to allow a landscaping strip along the south side of the building. The building floor elevation is the same, but the parking and access have been lowered using sidewalk ramps to accommodate the difference in

elevation between the floor and the drainage at the northwest corner. A screening note has been added to provide for a screening fence along the north property line adjacent to the single family residences. The site plan meets the maximum lot coverage for the R-4 Multiple Family Residential District, but still seems tight. Staff supports the revised plan.

Maury Breidenthal of the Breidenthal Partnership represented the owners and presented a revised site plan with the additions and corrections that was requested to be completed per the June Meeting. Applicant has worked with Poe Associates to resolve the grading issues, and Kenny Hill of Poe Associates has met with Les Mangus. According to Kenny Hill the requirements were satisfied as far as the drainage on our side, and some of the concerns as far as the northwest corner as well as some of the grading within the park. Foliage has been added to the North and South of the building and the site lighting levels are as desired. The fence will be 6', the residential lots that do not have a fence we will fill in with our 6' fence.

Jason Mohler wanted clarification about the drainage on the northwest corner to make sure that their will not be any water going thru the back yards into Havenwood Court. Also to make sure that you and your client will have to have an open channel 1000 plus feet.

Mr. Briedenthal agreed that Les Mangus and Kenny Hill have been working on that and exactly what that details.

Jeff Bridges stated that at the last meeting on this topic Don wanted to see engineer plan on this drainage. They are discussing this but the will also have to submit a drainage plan for the building permit.

Doug Allison requested surface in the island areas in the northeast and southeast corners of the parking lot. Northeast and southeast of the building. Breidenthal stated it will be grass.

Don Kimble wanted to visit the north fence, some of the existing yards have fence and some do not. Could the developer give us a new clean 6' fence at the top of his driveway, property line so that we don't get the up and down frontward and backwards and so it is a continuous clean. Don also requested a landscaping plan, if you could describe your plan types on the edge, this does not give a number of them, you did give me the types but not any quantity listed..

Mr. Breidenthal stated this is graphic representation of the

landscaping diagram. The total plant numbers are in the calculations on the second box down.

Mr. Bush only request is to move the sidewalk against the building and move the landscaping on the other side of the sidewalk.

Jason Mohler made a motion that we approve the plan subject to conditions.

1. Les's review of the drainage to insure that no water gets on Residential.
2. The acceptance that the applicant is able to move sidewalk adjacent to the building. Per the application of the focal point.
3. That the adjacent homeowners are contacted about fence issue and given the opportunity to replace the fence by the applicant.

Clark Nelson seconded the motion. Motion Carried 3/1, Doug Allison, Clark Nelson and Jason Mohler accepted and Don Kimble opposed.

David Martine arrived for the meeting at 6:45 pm.

Committee updated David with the conditions and a revote was called.

Clark Nelson amended a motion to approve the site plan subject to conditions:

1. Les's review of the drainage to insure that no water get on to the residential.
2. The acceptance that the applicant is able to move the sidewalk adjacent to the building. Per the application of the focal point.
3. Fence issue that the adjacent homeowners are contacted and given the opportunity to replace the fence.

Jason Mohler seconded the motion.

Motion Carried 4/1. Doug Allison, David Martine, Jason Mohler and Clark Nelson approved, Don Kimble opposed.

Don Kimble stated that he did not agree with the north fence, grading, the call outs on the landscaping are not sufficient there is no quantities listed. And Don Kimble is voting no.

**SP-2007-17:** Review the site plan for the Marketplace Village Addition located on the southeast corner of Yorktown and Minneha Streets on the south side of Pattison Street.

**SP-2007-17:** Review the site plan for the Marketplace Village Addition.

From Les Mangus Memo: The proposed Marketplace Village multifamily development site plan requires review by the Site Plan Review Committee because it is a clustered multifamily arrangement. The conditions of the PUD require a landscape screening buffer along the east side of the development, which is shown to have filled in the gaps in the existing hedgerow with new tree plantings. The information provided on the entry monument sign does not include dimensions, but appears to meet the 100 s.f. maximum surface area. Staff supports the plan as presented with the clarification of the monument sign area.

Jason Jish from MKEC Engineering Consultants, Inc. and Ryan Ott, are representing BGS Companies, Inc., presented a final PUD that was approved by Planning Commission and will be on council as soon as we create the BMP's. Site is 30 acres total, the concept is 4-plex type unit, this is a R-3 residential the units will be vary the occurrence, this will be from the elevation stand point we also have added court plans to make a appearance different from each unit.

David Martine wanted verified on the street side where the patios will be and is the applicant going to put up a petition wall or a fence wall?

Ryan responded, will eliminate the patio zone per elevation, we will do landscaping, and the patio will be the front porch with accesses.

David Martine wanted to know if the landscaping is going to be contracted thru the developer or each individual property owner.

Ryan, we will coordinate thru one company.

David Martine asked if the applicant proposes that planting will be around the front of all the buildings. Ryan stated the landscaping will be the responsibility of the homeowner; however the developer will be regulating this. Homeowner will be given a landscaping allowance, and the company will be required to submit a landscaping plan for approval.

David Martine wanted to know the dimensions of the entry monument? Jason stated the dimensions are 7' x14'.

Don Kimble wanted to know what the trees and bushes around this

pond are going to be, and around the park and at the entry way. Would like to see a finished landscape plan.

David Martine made a motion that we approve this plan with the following conditions.

1. That the monument stays under 100 square feet per sign ordinance.
2. A final landscape plan will be resubmitted for review and approval.
3. That the street side patios be screened with wood or green material.
4. Approved grading plan as accepted by the staff.

Clark Nelson seconded the motion. Motion Carried 5/0.

**SP-2000-13: Review the revised site plan for the second phase of the Weatherstone Place building located at 742 N. Andover Road.**

**SP-200-13:** Review the revised site plan for the second phase of the Weatherstone Place building.

From Les Mangus Memo: The Revised Site Plan for the second and final phase of the Weatherstone Place complex at 742 N. Andover Rd. completes the development of the site. The plan is slightly modified by placing the remainder of the proposed building space in one new structure rather than adding space to the original building and adding a new building. The existing parking lot was constructed to accommodate the additional anticipated building space. Staff supports the plan with some attention given to the grading and finished floor elevation of the new structure because the continuation of building at the same floor elevation as the existing structure creates some unmanageable 2:1 slopes along the south and east sides of the building. The slopes could be corrected by the use of retaining walls or simply exposing more of the building foundation to lessen the difference between the building floor and the existing elevations at the property lines.

Don Folger represented WSPD, LLC. The Phase II plan will not be adding to the existing building, but will be building a simpler freestanding structure keeping the same architecture as the existing building. The site drainage is left as planned before with water going between the two buildings, as this continues on around behind the building to the east side of the building. The existing drainage plan routes surface water between the existing and future buildings, the proposed change continue on with a little more difficulty. This works a lot better behind the building. The finish floor height is basically the same, because the grades are governed by the parking lot, and the grade is 6' above the parking lot with this finished floor the cross section.

Dave Martine asked where the drainage goes on the east side of

the building, between the building and the wall. Don Folger answered that the grade splits east of the building and goes both ways similar to the existing plan. It is about what is out their right now. The pictures that I have submitted with what you have in your packet, this cross section will be the one that will be feed thru building, the property to the east, will go straight down the wall and the wall goes to the south and as you get to the northern part goes towards the north. This should not be any impact to the neighbors behind.

Some more trees will be added to the existing landscaping, and the trash will be using the same dumpster area. We would like to revise the dumpster area with possible landscaping. The area between the sidewalk and the building is grass. The landscape area is small I will get back with Les with a finished landscape plan.

David Martine made motion to approve plan with the following conditions.

1. Add 6 trees on the east side to breakup the building and wall of the same type listed.
2. Trash enclosure either is masonry to match the building, or landscape per plan.
3. Area between the sidewalk and the building is landscape instead of grass, and a finished landscape plan with a schedule is submit to the staff for review and approval.

Clark Nelson seconded the motion.

Doug Allison asked for discussion?

David Martine offered an amendment to the motion to add the north and south air conditioners be landscaped for screening.

Clark Nelson seconded the amended motion. Motion Carried 5/0.

**SP-2007-21: Review the sign plan for the Andover Rental Center located at 328 N. Andover Road.**

From Les Mangus Memo: The proposed signage for the Andover Rental Center located at 328 N. Andover Rd. is within the maximum allowable surface area of wall signage for the district. Staff supports the plan as submitted.

**SP-2007-21:**

Review the sign plan for the Andover Rental Center located at 328 N. Andover Road

Ed Mininger of George Lay Signs represented the applicant. The applicant is wanting to replace the existing wall sign that is 3' x 5' cabinet sign on the building with a 5' x 8' illuminated double faced monument sign, digitally printed vinyl logo and tracked for

4 lines of changeable copy, cabinet painted blue, brick base on the private property.

Doug Allison asked if there is a landscaping plan.

Ed Mininger respond that they had not looked into a landscaping due to that the sign was going to be placed on the asphalt, but we could accommodate landscaping.

Don Kimble stated that is one of the requirements for landscaping such as trees and bushes. The sign is great, and wants to see it up, but this committee would like to take the opportunities to get existing projects to put some landscaping on the property to improve the site. One suggestion would be to have 2 large trees to canopy or bushes around the base.

Don Kimble made a motion to approve the sign as submitted with conditions:

1. The applicant shall submit a landscaping plan for review and approval before the sign is completed.
2. The applicant has 8 weeks to return with a landscape plan for the committee approval.

David Martine seconded the motion. Motion Carried 5/0.

**SP-2007-22: Review the sign plan for the Andover Central High School bulleting board.**

**SP-2007-22:**

Review the sign plan for the Andover Central High School bulleting board.

From Les Mangus Memo: The proposed bulletin board signage change at the Andover Central High School replaces the existing internally lighted pole sign with an LED changeable copy sign. The new sign cabinet is within the maximums for the district. Staff supports the plan as submitted.

Mary Wilson of George Lay signs represented the applicant, also attending was Mark Templin, Principal at Andover Central High School. The applicant is asking to replace the sign, not the structure, just the cabinet portion with a 2 line electronic message center, with a similar ID internal illuminated at the top. The current sign is 40 sq. feet and the new will be a little under that.

Clark Nelson made a motion to approve the site plan as presented. Jason Mohler seconded the motion. Carried 5/0.

**SP-2007-23: Review the preliminary site plan for Andover Branch of the Greater Wichita Area YMCA.**

**SP-2007-23:**  
Review the preliminary site plan for Andover Branch of the Greater Wichita Area YMCA.

From Les Mangus Memo: The proposed site plan for the Greater Wichita Area YMCA Andover Branch is located ½ mile east of Andover Rd. on the south side of US-54 adjacent the new Elementary School and Marketplace Village multifamily projects. The facility includes workout studios, gymnasiums, an indoor soccer field, and indoor and outdoor swimming pools. Staff supports the plan as submitted.

Brad Biddle of Schaefer Johnson Cox Frey Architecture represented the applicant. Mr. Biddle introduced Robert Love as the project director, Randy Davis, civil engineer, Mark Buckingham, landscaper architect for the project.

Mr. Biddle stated that the owner would like to start the earth work at the end of August. The proposed building schedule is to start the foundation in mid October, and construction will be approximately 16 months with completion of the project in the Spring of 2009. The outdoor aquatics project being open for Memorial Day 2009.

Doug Allison stated this will be an asset to the communities.

Don Kimble made motion to approve project as presented with the following condition:

1. Additional landscaping to be placed on the north side of the service drive per the designers recommendations to help screen the service drive, and more significant size plants on the northwest corner of the building.

Clark Nelson seconded the motion. Doug Allison asked for any discussion. Motion Carried 5/0.

**Member Items:**

**Member Items**

Clark Nelson: Requiring landscaping and irrigation in the right of way could be a legal issue. This may be a mistake, which could constitute inverse condemnation issues; we need to be careful about these requirements.

Don Kimble: Made comments regarding the dumpsters at Convenience Store at 21<sup>st</sup> & Andover Road, and the Public Golf Course do not have trash enclosures.

David Martine: Stated that we cannot allow the business to use the excuse that they have no money to improve the frontage view of their business with site improvements submitted for review.



Clark Nelson made a motion to adjourn the meeting at 8:58 pm. Adjourn  
Doug Allison seconded the motion. Motion Carried 5/0.

Respectfully Submitted by

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Joan Yunker  
Administrative Secretary

Approved this 4<sup>th</sup> day of September 2007 by the Site Plan Review  
Committee, City of Andover.