

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
December 4, 2007
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, December 4, 2007 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:02 p.m. Members present were Jason Mohler, Clark Nelson, Stephanie Melsheimer and Don Kimble. Others in attendance were Les Mangus Director of Public Works and Community Development, Jeff Bridges City Clerk/Administrator, and Joan Yunker Administrative Secretary. All members present.

Call to order

Review the minutes of the Site Plan Review Committee meeting of November 6, 2007.

Review the minutes of the November 6, 2007 Site Plan Review Committee.

Clark Nelson made a motion to approve the minutes as presented. Don Kimble seconded the motion. Motion carried 5/0.

Communications:

Communications

Review the City Council minutes from the October 30, 2007 and November 13, 2007 meetings. The minutes were received and filed.

Review the minutes of the October 16, 2007 Planning Commission Meeting. The minutes were received and filed.

Review the minutes of the October 9, 2007 Subdivision Committee Meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

Approval of Site Plan Review Committee Meeting and Closing Date Schedule for 2008.

Don Kimble made a motion to adopt the Site Plan Review Committee Meeting and Closing Date Schedule for the 2008 as submitted with the change of the January 1, 2008 meeting date to Thursday, January 3, 2008. Clark Nelson seconded the motion. Motion carried 5/0.

SP-2005-13: Review the Site Plan for the Andover Commercial

SP-2005-13:

Subdivision located at 1224 N. Andover Road.

1224 N.
Andover Road

From Les Mangus Memo: The Revised Site Plan for the Andover Commercial Subdivision reflects the relocation of the Andover Rd. driveway to be centered on the south property line, in order to be shared with the property adjacent to the south. Landscaping, lighting, and parking spaces have been adjusted to fit.

Chairman Allison asked is the applicant present. No response. Do we need to have the applicant present to approve the Site Plan?

Les Mangus responded no, the applicant does not need to be present. The applicant is requesting to share a driveway with Treescapes which is adjacent to the south, rather than having independent driveways.

Don Kimble stated that is a good solution, instead of having two driveways side by side.

Don Kimble made a motion to approve as submitted. Stephanie Melsheimer seconded the motion. Motion carried 5/0.

SP-2005-24: Review the Site Plan for the Advance Storage, 1403 W. Ledgewood Drive.

SP-2005-24:
1403 W.
Ledgewood
Drive

From Les Mangus Memo: The Revised Site Plan for the Advance Storage facility is the result of a downsizing of the previously approved plan, which limits the additional building to those on the west side of the creek that bisects the property. Other than the details of the proposed wall signage, correction of the Building B elevation labels, and a revised lighting plan the Staff comments have been addressed.

Mike Decker of Spangenberg Phillips Architecture, representing the applicant. This is a revised Site Plan of the Advance Storage facility. I have brought with me the site lighting plan for you to review tonight. We are developing the triangle piece which is now used for exterior parking, it is an unpaved area. We will be adding building A, being the smaller building, and building-B being the larger building, we will be adding paving between the two buildings for parking spaces for RV's storage. There will be two light poles lighting that area, with lights on the buildings themselves. For screening at the street and the highway their will be slump block cast concrete fence, we will be keeping the same landscaping that was used in the original landscape plan. We do plan to keep the existing opening with a gate and add a new gate

next to the building A which will be the primary entrance to the facility. The grading plan, draining across the site going to the south and southwestern direction comes back out into the drainage way. I would like to answer any questions from the committee.

Don Kimble asked the dimensions of 5 foot on the concrete fence which is the screening wall, could we increase that to 6 foot and are you presenting the concrete fence as gray?

Mike Decker responded, yes the concrete fence will be gray, we could increase the height by increments of a foot, in terms of height.

Don Kimble stated it would look nicer if it matched the color of the building and was 6 foot in height.

Mike Decker responded, we could look at that.

Les Mangus stated on your elevations you show channel letters, I need the details for this or is this something that you will have a sign contractor come back to us at a later date?

Mike Decker responded yes.

Don Kimble asked Les, are you comfortable with the 27 foot candles under the parking lot fixtures, which is very bright, I would like to take the bulb down in those fixtures and reduce that light.

Les Mangus responded they are trying to cover a large area with a single fixture that is why it is a 27 under the bulb.

Don Kimble stated they have really good lighting, I think this could be reduced, and they are getting lighting off the building.

Les Mangus stated 27 is very bright.

Mike Decker responded we could look at disbursing this a little, we wanted to make sure we hit the 1 foot candle requirement.

Chairman Allison asked Les if the grading plan is fine.

Les Mangus responded yes.

Chairman Allison asked will it be a split HVAC system.

Mike Decker responded yes, one for the office and one for the storage unit.

Chairman Allison asked so where will your condenser be located?

Mike Decker responded it will be just to the west of the facility.

Chairman Allison stated so it will be behind the fence.

Mike Decker responded yes.

Chairman Allison asked what is the minimum caliper on the trees.

Les Mangus responded 2" shade trees and 1 1/2" for ornamentals and a 6 foot minimum on evergreen trees.

Chairman Allison stated the 6' minimum requirement on the evergreen and you have them shown as 5 foot to 6 foot in height. Is there any other discussion?

Don Kimble made a motion to approve as submitted with the following conditions.

1. All of the cast in place concrete fences will be 6 feet tall and painted to match the buildings.
2. Lower the intensity of the pole fixtures on the site plan.
3. Meet all the minimum size for the landscaping elements.

Clark Nelson seconded the motion.

Chairman Allison asked for any discussion.

Motion carried 5/0.

Member Items:

Member Items

Doug Allison asked we are two committee members short. What are we doing about recruiting committee members?

Jeff Bridges stated the committee member will need to be a resident of the planning area, and we are working on recruiting new members.

Don Kimble asked is the city council working on a zoning ordinance to prevent businesses from putting trash dumpsters in front of businesses with out screening.

Jeff Bridges stated we have staff working on it.

*Clark Nelson made a motion to adjourn the meeting at 6:36 p.m. Adjourn
Don Kimble seconded the motion. Motion carried 5/0.*

Respectfully Submitted by

Joan Yunker
Administrative Secretary

Approved this 3rd day of January 2008 by the Site Plan Review Committee, City of Andover.