

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
March 3, 2009
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, March 3, 2009 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 Chad Stearns, Don Kimble, Stephanie Melsheimer, Fred Deppner, Dennis Bush and Clark Nelson. Others in attendance were Sasha Stiles City Administrator, Shane Coelho Assistant City Administrator and Kandace Hunt Administrative Secretary Member Jason Mohler and Director of Public Works and Community Development Les Mangus were absent.

Call to order

Review the minutes of the February 3, 2009 Site Plan Review Committee meeting.

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Chairman Allison approved the minutes as presented.

Communications:

Communications

Review the minutes of the January 13, 2009 and the January 27, 2009 City Council meetings. The minutes were received and filed.

Review the minutes of the January 20, 2009 Planning Commission meeting. The minutes were received and filed.

Review the minutes of the December 9, 2009 Subdivision Committee meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

New member Dennis Bush was introduced to the Committee.

SP-2007-10- Review and approve the amended Site Plan for the Andover Baptist Church monument sign located at 1043 S. Andover Road.

SP-2007-10

From Les Mangus' Memo: The amended site plan for the monument sign for the Andover Baptist Church is proposed to

replace the sign damaged by wind. The proposed sign meets the maximum surface area for the district and is in compliance with other bulk regulations.

Kim Quastad of Turnkey, Inc. was present to represent the application.

Mr. Quastad explained the applicants are proposing to replace a sign that was destroyed. The new sign will be a 24 foot deep internally illuminated aluminum cabinet sign that will fit into the brick monument. The sign will be painted beige with vinyl graphics on the top face. The bottom faces are five tracked rows of six inch changeable copy. The monument will be set back from the existing location due to construction in the area. Landscaping around the sign will include three Blue Pacific Junipers with one Salvia Maylite and one Stella Daylilly on each end, all set in a bed of mulch. The applicants would like to keep the front of the sign open because of the need to access the rows of changeable copy.

Don Kimble asked what the planting size of the landscaping elements would be. Mr. Quastad said the applicants would comply with City standards.

Dennis Bush made a motion to approve the amendment to SP-2007-10 as presented. Stephanie Melsheimer seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 7/0.

SP-2009-03- Review and approve the Site Plan for the Meritrust SP-2009-03 signage located at 600 N. Andover Road.

From Les Mangus' Memo: The site plan for the monument sign for the Meritrust Bank is to reflect the change of the name of the bank. The proposed sign is in compliance with the bulk regulations for the district.

Chuck Carson of Luminous Neon Signs was present to represent the application.

Mr. Carson explained the reason for this site plan is that Boeing Wichita Credit Union has changed its name to Meritrust. The applicants are proposing to change the signage on the south side of the building and the monument along Andover Road. The monument sign will remain in the same location and will utilize the existing steel structure. It will be 10 foot in overall height with an internally illuminated double face. The signage on the south

façade of the building will be a set of one inch deep reverse channel letters mounted on the wall. The word “Meritrust” will be red and illuminated, while the “Credit Union” lettering is not.

Clark Nelson made a motion to approve SP-2009-03 as presented. Chad Stearns seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 7/0.

SP-2009-04- Review and approve the Site Plan for the Poplar Restaurant signage located at 127 W. Highway 54. SP-2009-04

No applicant was present. Chairman Allison moved case SP-2009-04 to the end of the agenda to allow the applicant more time for the applicant to arrive.

SP-2009-05- Review and approve the Site Plan for the Butler Community College signage located at 1810 N. Andover Road. SP-2009-05

From Les Mangus’ Memo: The site plan for the monument sign for Butler Community College replaces the existing signage with the new logo and reflects the building number. The proposed sign is in compliance with the bulk regulations for the district.

Jim Atherton of TriMark Signworks was present to represent the application.

Mr. Atherton explained the applicants are proposing to remove the existing sign from the concrete pedestal and install a non illuminated directional sign on the concrete base. The sign is constructed of 12 foot extrusion cabinets and one and a half foot reveals. The sign will be purple and gold with white vinyl copy.

Chairman Allison asked if the same concrete base was being used with the new sign. Mr. Atherton said yes.

Clark Nelson asked if the word “Community” had been eliminated from the college’s title. Mr. Atherton said the word “County” was removed.

Chairman Allison asked if the address on the base would remain. Mr. Atherton said yes.

Don Kimble stated that part of what the Site Plan Review Committee is asked to do is review the sign and the area around it. There is several hundred to thousands of lineal feet of frontage

with the school and it would be wonderful if someday the schools presented a plan for parking lot screening and a concept to landscape the whole frontage of Andover Road, although it may not be practical in a school setting. He continued by saying if this sign was on a commercial lot the Committee would like to see landscaping elements to enhance the sign. Don Kimble said he is not asking for those elements with this application because it would only be a spot in several hundred feet of frontage. He would like to ask for more but does not feel it is practical.

Don Kimble made a motion to approve SP-2009-05 as presented. Fred Deppner seconded the motion. Chairman Allison asked if there was any further discussion. Dennis Bush said he agreed with Don Kimble's statement, but requiring landscaping could quickly equal the cost of the sign in effect doubling the cost of the project. Motion carried 7/0.

Chairman Allison returned to agenda item number seven, SP-2009-04-Review and approve the site plan for the Poplar Restaurant signage located at 127 W. Highway 54.

SP-2009-04

From Les Mangus' Memo: The proposed additional wall sign for Poplar Restaurant is in compliance with the bulk regulations for the district.

There was no applicant present.

Chairman Allison asked if the Committee would like to take action without and applicant present. Members had no opposition.

Clark Nelson made a motion to approve SP-2009-04 as presented. Fred Deppner seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 7/0.

Member Items: Clark Nelson welcomed Dennis Bush to the Site Plan Review Committee.

Member Items

Don Kimble informed the Committee he had a perspective client come into his office wanting to develop a project on Andover Road. After reviewing the perspective clients site plan he went over the Site Plan Review Criteria with the client and educated him on the importance of hiring a civil engineer. Don Kimble said he explained everything as simple as possible but the client still walked out feeling overwhelmed. He continued by saying he thinks it is important for every developer to play by the same rules

and to be made aware of that fact.

Clark Nelson said that is one of the difficult parts about being on the Committee, but in the long run there has to be some semblance of order to improve Andover. He continued by saying he felt there are still areas along Andover, Central and 21st Street that need to be cleaned up, it is an expensive proposition but there does not seem to be anyway around it. Don Kimble said at the Committee's first meeting members were told cost is not a determining factor, yet many times the Committee has tried to use it as a guideline for common sense. In some cases it has worked, others have not.

Don Kimble said he would like to explain the difference in planting a five gallon bush versus a one or two gallon bush. The one and two gallon bushes will take years to grow and mature, but the Committee could require five gallon bushes that are already somewhat mature. Although the cost per gallon would be more, applicants would be spending around the same amount of money because fewer bushes would need to be planted.

Sasha Stiles said she does not feel staff would have any objection to having some sort of prescriptive standards for landscaping, especially along arterial streets with commercial buildings. Don Kimble said the problem with prescriptive standards is everything will look the same. He continued by saying the process should be subjective and as economical as possible all with common sense, but sometimes the wrong developer builds on a prominent corner, then we are stuck with what they create. Clark Nelson asked Don Kimble his suggestions for preventing this. Don Kimble said the Committee has to get the best project possible from that developer.

Clark Nelson said he has had a number of people tell him that as painful as this process can be what Andover has created is special. Trying to get developers to do the right thing is important.

Dennis Bush said he feels there is a need to be cautious of cost. Upgrading landscaping plans will do you no good without an irrigation system, which could put the project far over budget. Clark Nelson said he thinks irrigation systems should be required with all new developments, but how to handle projects that are conversions or replacements is more difficult.

Fred Deppner said he believes Wichita requires a certain percentage of a project's cost to be spent in specific areas. He continued by saying, through being a business man for a number of years he knows several contractors in Wichita who discuss the

lack of objectivity this Committee has and the number of hoops they are required to jump through to get a job done. He would like to see more black and white requirements provided to developers.

Don Kimble noted that at one time the Committee used a check list, prepared by City Planning Consultant Bickley Foster, to analyze each case. He recalls Mr. Foster stating this process is meant to be subjective to allow the Committee members to apply their own concepts and expertise.

Dennis Bush said he agrees the process is meant to be subjective, but the general reputation of the Site Plan Review Committee is it is a tough process to move through and developers avoid the City of Andover because of it. He continued by saying that is the reason he suggested the City Council review the Committee and its criteria, to see if a happy medium can be found. Don Kimble said none of the large developers such as Dillon's or Capital Federal have had any trouble going through the process. Dennis Bush said those developers have much larger budgets than local developers.

Sasha Stiles suggested committing a specific percentage of the projects cost to areas such as landscaping. This way the Committee could be subjective about the types and size of plants used and the applicant would have a good idea of the amount required. Don Kimble noted that with this method a \$1,000 sign project at 10 percent would only require \$100 worth of landscaping.

Don Kimble stated the Committee use to have a \$10,000 minimum with everything less being reviewed and approved by Les Mangus. If the applicants did not agree with the decision of Mr. Mangus they could present their case to the Site Plan Review Committee. Chairman Allison said he believes the process was eliminated due to applicants not being truthful with the cost of their projects.

Don Kimble recommended providing pictures of do's and don'ts along with the criteria.

Don Kimble suggested discussing all of the issues with members of the City Council and Planning Commission present. Clark Nelson recommended forming a subcommittee from members of Site Plan Review, City Council, Planning Commission and staff to review the criteria.

Don Kimble stated that in his opinion prescriptive standards would

produce cookies cutter developments. Chairman Allison agreed and stated that everyone would only develop to the minimum standards. Don Kimble added that he felt prescriptive standards would eliminate the need for the Site Plan Review Committee.

Clark Nelson said he would hate to see the death of this Committee.

Chairman Allison asked if a meeting for discussion of these issues was being organized. Sasha Stiles said she is not aware of any such meeting at this time.

Sasha Stiles suggested Committee members review the criteria and bring any questions or concerns to the April meeting.

Chairman Allison adjourned the meeting at 7:05 p.m.

Adjourn

Respectfully Submitted by

Kandace Hunt
Administrative Secretary

Approved this 7th day of April 2009 by the Site Plan Review Committee, City of Andover.