

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

The Site Plan Review Committee met for a regular meeting on Tuesday, November 3, 2009 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Clark Nelson called the meeting to order at 6:00 p.m. Members present were Jason Mohler, Don Kimble, Brandon Wilson, Fred Deppner and Dennis Bush. Others in attendance were Les Mangus Director of Public Works and Community Development, and Kandace Hunt Administrative Secretary. Members absent were Chairman Doug Allison, Chad Stearns and City Administrator Sasha Stiles.

Call to order

Review the minutes of the October 13, 2009 Site Plan Review Committee meeting.

Review the minutes of the October 13, 2009 Site Plan Review Committee.

Dennis Bush made a motion to approve the minutes as presented. Jason Mohler seconded the motion. Motion carried 6/0.

Communications:

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Review the minutes of the September 29, 2009 and October 13, 2009 City Council meetings. The minutes were received and filed.

Review the minutes of the September 15, 2009 Planning Commission Meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

SP-2008-11- Discuss conditions placed on SP-2008-11 located at 106 E. 13th Street. SP-2008-11

From Les Mangus' Memo: The developer of the KB Development industrial building at 106 E. 13th Street would like to discuss the condition that the existing building on the site be demolished upon completion of the first phase of the new building. The current economic conditions have made finding tenants for the new building difficult, and the owner would like to postpone the finishing of the space for their own operations and stay in the existing building up to another 24 months.

Kim Quastad was present to represent the application.

Mr. Quastad stated this request is regarding the property at 118 E. 13th Street. Mr. Quastad explained one of the conditions of this case is the existing building must be torn down one year from the issuance of a certificate of occupancy for the building located at 106 E. 13th Street. The applicant is asking this deadline be extended to two years to allow them the opportunity to leave the new building vacant for potential tenants.

Clark Nelson asked when the allowed year for the building to stand would end. Les Mangus explained the applicant has been issued a temporary certificate of occupancy, this allows him six months to complete items that were unfinished when the inspection took place. The one year time restriction will be enforced after a certificate of occupancy is issued.

Clark Nelson asked what the cost of demolishing the older building will be. Mr. Quastad said the demolition will be approximately \$10,000.

Mr. Quastad noted the west drive has yet to be completed because several poles need to be removed in order for underground lines to go in. All fees have been paid. If the extension is granted the Westar will connect the older building to the new power lines and the poles will be removed.

Dennis Bush asked if the Committee is reviewing the requirements for the certificate of occupancy. Les Mangus said no, the applicant is prepared to make the corrections needed to receive a full certificate of occupancy he is just asking the Committee for an additional 12 months in his current facility.

Don Kimble asked when the landscaping will be complete. Mr. Quastad said the only landscaping required with Phase 1 is four to six trees in front of the new building for screening purposes along Andover Road until Phase 2 is built. He continued by saying there was no landscaping required along 13th Street. Don Kimble said he would be willing to accept this request if more landscaping was done to the site. Mr. Quastad noted the landscaping required for Phase 1 is provided in the January 3, 2008 minutes. Clark Nelson stated he feels a request for additional landscaping is appropriate if the Committee agrees to leave the buildings on site as is. Mr. Quastad said he is willing to install the landscaping originally required. Clark Nelson stated although this property is industrial it is located at a major intersection in Andover and needs to be spruced-up. Dennis Bush suggested limiting the cost of additional

landscaping to \$10,000, what the applicant will save by not demolishing the building. Brandon Wilson said his concern is if the applicant decides to demolish the building there will be no additional landscaping and the site will look essentially as it does today. Brandon Wilson said he would like to see the frontages of Andover Road and 13th Street cleaned up and landscaped with low maintenance plantings. Mr. Quastad noted the lots along the Andover Road and 13th Street frontage are separate from this property.

Jason Mohler asked why this request is being presented tonight. The applicant has yet to receive a final certificate of occupancy and will have a year from the date it is issued to resolve the matter regarding the demolition of the old building. Mr. Quastad said he does not want to spend the money to have new electrical service hooked-up to the old facility if it has to be demolished within a year. This service will have to be installed in order for the west drive to be completed.

Don Kimble made a motion deny the request and leave the one year time limit regarding demolition of the old facility in place. Fred Deppner seconded the motion. Clark Nelson asked if there was any further discussion. Les Mangus said the current plan states in order for the applicant to be issued a certificate of occupancy for the Phase 1 building six trees need to be planted along the south face of the building. He continued by saying those trees would rarely be seen and suggested they be planted in a more effective place such as along 13th Street and Andover Road. Mr. Quastad stated that at this time he would like to withdraw his request.

SP-2009-13- Review and approve the site plan for the Andover Professional Center located at 135 S. Andover Road. SP-2009-13

From Les Mangus' Memo: The proposed amendment to the approved site plan for the Andover Professional Center at 135 S. Andover Road is the result of the owner's desire to split the now vacant building into individual tenant spaces. The existing façade would be remodeled to add a second entry door toward the north end of the building similar to the existing glass storefront.

Bill Blair was present to represent the application

Mr. Blair explained he will be adding nine foot wide awnings over the second windows on each side of the facility. The second window on the north end of the building will be replaced with an

aluminum storefront door.

Don Kimble noted that in the site photos provided show dead plantings and a lack of landscaping. Mr. Blair said all of the landscaping has since been replaced.

Jason Mohler made a motion to approve SP-2009-13 as presented. Fred Deppner seconded the motion. Clark Nelson asked if there were any further comments. There were none. Motion carried 6/0.

SP-2009-14- Review and approve the site plan for Andover City Hall located at 1609 E. Central. SP-2009-14

From Les Mangus' Memo: The Andover City Council has authorized the architect to proceed to develop construction documents and bid the construction of a new city hall on the Central Park site at 1609 E. Central Ave., just east of the library and north of the lodge. The proposed building will house city administration and the city council chambers. The building picks up several of the building and landscape materials, and opposed orientation from the library project. A variance is in the process in order to exceed the 35 foot maximum height for the +/- 41 foot building in the preliminary plans and support approval.

Kirk Jerguson and Eric Eakins of Gossen Livingston were present to represent the application.

Clark Nelson informed the Committee the City Council elected to move forward with collecting bids for the proposed city hall project.

Mr. Eakins stated the proposed city hall will be located next to the library at Central Park. The facility will be a three story 26,000 square foot building with a 12, 200 square foot footprint. The site will have access from Bush Drive with an internal connection to the library parking lot. There are future plans for a connection to Central from the site. The mechanical and electrical services will be on the backside of the building and screened from the street. The site will drain around the building and down to a swale culvert on Bush Drive with the City looking into bio-swale which will help filter the water before it enters Lake George. Currently the minimum number of trees required are being proposed.

Brandon Wilson asked how many existing trees are being removed. Mr. Eakins said the developers have worked to leave as many trees in place as possible.

Brandon Wilson asked if this site plan takes future building expansions into consideration. Mr. Eakins said his company was not asked to consider any building expansions, but there is space for growth within the facility. Les Mangus explained the building is designed to meet the cities needs for the next 20 years. Brandon Wilson asked what will be done with the old city hall. Les Mangus said it will be used by the police department and municipal court.

Don Kimble stated the parking lots center island is too tight and curved which could create site line and parking problems. He suggested the architects ease the radius as well as the curve along the joint access to the library. Dennis Bush asked how wide the parking aisles are. Les Mangus said they are 28 feet which is four foot wider than the minimum required. Don Kimble suggested that since the building is meant to meet the city's needs over the next 20 years that the parking could be installed in phases as needed.

Don Kimble asked where the trash dumpster will be located. Les Mangus said there is no need for a trash receptacle on site as the city office generates minimal trash. The trash will be collected and placed in a dumpster at the park maintenance shop.

Brandon Wilson stated he feels the entrance to the site is too tight. Les Mangus explained this intersection is an existing curb cut which he asked the architects to leave as is.

Brandon Wilson asked if the plans have been reviewed by the fire department. Les Mangus said yes.

Mr. Eakins gave the Committee a brief overview of the interior of the building.

Brandon Wilson asked who will be responsible for choosing interior colors and finishes. Mr. Eakins said those decisions will be made by a City Council subcommittee and city staff.

Mr. Eakins explained the exterior of the building will compliment but not copy the library. The roof will be constructed of standing seam metal in Petina Green to match the library. The building will be constructed of Kingspan metal wall panels rawhide in color as well as horizontal Kingspan metal ribbed panel painted Spartan Bronze. The base of the building will be covered with Silverdale Limestone. The building will have metal guttering painted to match the roof and dull chrome colored downspouts. The windows will be light grey tinted glass in dull chrome aluminum frames

with dull chrome aluminum sunshades. The south elevations will have a dull chrome aluminum sunshade with one inch thick dull aluminum finish letters reading City Hall and 24 inches in height. The letters will be welded to the sunshade and spot light from the roof overhang.

Fred Deppner asked if the amount of windows on the west and south elevations would create a heat gain for the facility. Mr. Eakins said the sunscreens and roof hangs should eliminate the majority of that problem. Mr. Jerguson added the building will also have photometric cells which will raise or dim the lighting based on the amount of natural light in the building.

Don Kimble asked for the approximate cost per square foot. Mr. Jerguson said approximately \$175 per square foot for the building and site.

Mr. Jerguson stated plans will be made public mid November and bids are due back mid December.

Jason Mohler made a motion to approve SP-2009-14 as presented with consideration being given to softening the curves in the parking lot, the radius of the parking lot island and reevaluating the site distances. Don Kimble seconded the motion. Clark Nelson asked if there was any further discussion. There was none. Motion carried 6/0.

Member Items: There were no member items.

Member Items

Clark Nelson adjourned the meeting at 7:41 p.m.

Adjourn

Respectfully Submitted by

Kandace Hunt
Administrative Secretary

Approved this 1st day of December 2009 by the Site Plan Review Committee, City of Andover.