

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
March 2, 2010
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, March 2, 2010 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, Don Kimble, Brandon Wilson, Fred Deppner and Dennis Bush. Others in attendance were Les Mangus Director of Public Works and Community Development, Sasha Stiles City Administrator and Administrative Secretaries Kandace Hunt and Daynna DuFriend. Chairman Doug Allison was absent.

Call to order

Review the minutes of the January 5, 2010 Site Plan Review Committee meeting.

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Fred Deppner made a motion to approve the minutes as presented. Dennis Bush seconded the motion. Motion carried 5/0.

Communications:

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Review the minutes of the January 26, 2010 and February 9, 2010 City Council meetings. The minutes were received and filed.

Review the minutes of the January 19, 2010 Planning Commission meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

SP-2008-22 – Review and approve an amendment to the site plan for the Marketplace Retail Center located on the east side of Andover Road between Cloud Avenue and Minneha Avenue. SP-2008-22

From Les Mangus' Memo: The proposed revisions to the Marketplace Retail Center plan includes the removal of some of the architectural details on the front of the building, and the removal of a row of parking adjacent to Andover Road in an effort to move the building forward on the lot to mitigate the grade difference with the adjacent Dillon's store parking. The required parking is still met, and the separation from the adjacent parking at the east edge of the lot will make a better transition. Staff supports

the proposed changes with two minor corrections: one percent minimum grade on the parking area in front of the building and adjustments to the landscape plan to avoid a conflict with the proposed Red Maple trees along Andover Road with the overhead power lines.

Dustin Randolph of Krehbiel Architecture was present to represent the application.

Mr. Randolph explained the retail center's location has shifted to alleviate the grade difference with the adjacent Dillon's parking. In the process one row of parking was lost but all parking requirements are still met. Mr. Randolph continued by saying the applicants would like approval on two options for the west elevation of the building, one with awnings, and the other without. He also noted a monument sign has been added along Andover Road. The monument sign has been approved by the development and will be constructed of Cultured Stone, El Dorado Stone, Manzanita Stone and Cast Stone. The aluminum cabinet will be backlit vacuum formed Lexan signage with four units for each tenants sign. The monument will also have a four foot wide landscape area on all sides.

Clark Nelson asked if the issues detailed in Les Mangus' memo had been addressed. Les Mangus said yes.

Don Kimble said he would like the retaining wall on the south side of the east elevation to have aesthetic appeal due to the amount of exposure it will receive. Mr. Randolph said the retaining wall will be constructed of stone. Don Kimble said it needs to be illustrated that way on the plan.

Don Kimble noted there are no gates shown on the trash enclosures. Dennis Bush stated gates on trash enclosures make pick-up difficult. Les Mangus said the lack of gates would not only make the enclosure unappealing to look at, it also allows trash to blow freely.

Don Kimble stated he had overlaid the landscape and drainage plan and found one Red Maple tree on the south end that needs to be relocated due to being on top of a half round retaining wall.

Don Kimble made a motion to approve the amendment to SP-2008-22 as presented with the conditions that the retaining wall on the south end of the east elevation have a decorative pattern or be covered in a decorative sandstone as shown on the landscape

plan and that gates be placed on the trash enclosure. Clark Nelson seconded the motion. Clark Nelson asked if there was any further discussion. Dennis Bush asked the applicant for his opinion on the requirement of gates being placed on the trash enclosure. Mr. Randolph said he understands the Committee's concerns and agrees that gates on the enclosure would be more attractive, but since they were not required with the original plan, the client may not want them. Brandon Wilson disqualified himself from voting on the amendment to SP-2008-22 due to having a monetary interest in the project. Les Mangus noted four favorable votes are needed to approve the case. Motion failed 3/1. Dennis Bush opposed.

Don Kimble asked if the City has any criteria requiring gates on trash enclosures. Les Mangus said no, because this location doesn't require screening.

Dennis Bush made a motion to approve the amendment to SP-2008-22 as presented with the condition that the retaining wall on the south end of the east elevation have a decorative pattern or be covered in decorative sandstone as shown on the landscape plan. Clark Nelson seconded the motion. Clark Nelson asked if there was any further discussion. Brandon Wilson disqualified himself from voting on the amendment to SP-2008-22 due to having a monetary interest in the project. Motion failed 3/1. Don Kimble opposed.

Clark Nelson said he feels requiring a gate on trash enclosure is an issue that needs to be addressed at a later date, but it should not delay this project since there is currently no City requirement.

Don Kimble suggested approving the amendment without the requirement of gates, but to ask Mr. Randolph to take the Committee's request to the applicant and return with an answer next month. Les Mangus said this could be done, but the Committee would not be able to enforce the issue at that point because the applicant would already have approval.

Mr. Randolph stated he believes the applicant would be willing to place the gates on the enclosure if the plan is approved tonight. He continued by saying he thinks it would be appropriate for the City to address the issue as a requirement. Dennis Bush stated if the applicant is agreeable to the request he would be as well.

Don Kimble made a motion to approve the amendment to SP-2008-22 as presented with the condition that the retaining wall on

the south end of the east elevation have a decorative pattern or be covered in a decorative sandstone as shown on the landscape plan and that gates be placed on the trash enclosure. Clark Nelson seconded the motion. Clark Nelson asked if there was any further discussion. Brandon Wilson disqualified himself from voting on the amendment to SP-2008-22 due to having a monetary interest in the project. Motion carried 4/0.

Member Items: Dennis Bush stated he feels it is inappropriate to place conditions on applications not pertaining to the submittal. Member Items

Clark Nelson adjourned the meeting at 6:39 p.m. Adjourn

Respectfully Submitted by

Kandace Hunt
Administrative Secretary

Approved this 6th day of April, 2010 by the Site Plan Review Committee, City of Andover.