

CITY OF ANDOVER  
SITE PLAN REVIEW COMMITTEE  
April 6, 2010  
**MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, April 6, 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, Dennis Bush, Clark Nelson, Doug Allison. Others in attendance were Les Mangus Director of Public Works and Community Development, Sasha Stiles City Administrator and Administrative Secretary Daynna DuFriend.

Call to order

**Review the minutes of the March 2, 2010 Site Plan Review Committee meeting.**

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*Dennis Bush made a motion to approve the minutes as presented. Fred Deppner seconded the motion. Motion carried 6/0.*

**Communications:**

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**Review the minutes of the March 9, 2010 City Council meetings.** The minutes were received and filed.

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

**SP-2007-23** – Review and approve an amendment to the site plan for Andover Branch YMCA parking lot expansion proposal located at 1115 E. US Highway 54.

SP-2007-23

**From Les Mangus’ Memo:** The proposed revisions to the approved Andover Branch YMCA site plan include the addition of parking spaces with necessary lighting, grading, and landscaping to accommodate. Staff supports the amendment as applied for.

Ryan Ott, with MKEC and Robert Love with Schaeffer, Johnson, Cox, Fry Architecture were present to represent the application.

Ryan Ott stated that the YMCA has found that they are in need of additional parking, they are proposing the addition of 104 parking stalls to the SE corner of the site with landscaping to match existing lots.

Clark Nelson asked if the drainage plan for this area had been reviewed. Les Mangus said yes.

*Clark Nelson made a motion to approve the parking spaces as applied for. Brandon Wilson seconded the motion. Doug Allison asked if there was any further discussion. Motion carried 6/0.*

**SP-2010-03-** Review and approve the site plan for St. Vincent de Paul Catholic Church signage change located at 123 N. Andover Rd.

SP-2010-03

**From Les Mangus' Memo:** The proposed change to the monument sign at St. Vincent Catholic Church replaced the existing lighted message board with an LED display. Staff supports the change as applied for.

Brian Kirkland with Miracle Signs was present to represent the application.

Clark Nelson asked if the proposed replacement sign is not as wide, but taller than the existing sign. Brian Kirkland said the drawings submitted should be close to scale within ½ inch. The new sign will not be as long but will be slightly taller.

Don Kimble asked about screening the parking lot from Andover Rd. Dennis Bush suggested making a recommendation to the church that the committee would like to see that strip landscaped.

Clark Nelson asked if the church was aware of the regulations for sign brightness. Brian Kirkland said they are aware and Miracle Signs will be working with the church in controlling the sign.

*Don Kimble made a motion to approve the project as presented with the condition that and owners representative meet with Les Mangus to review the parking lot screening requirement for the City of Andover and show them examples of what other applicants have done. Dennis Bush seconded the motion. Motion carried 6/0.*

**SP-2010-04** – Review and approve the site plan for Butler County Emergency Communications System tower proposal located at mile marker 56.24 Kansas Turnpike, South bound lane of Kansas Turnpike.

SP-2010-04

**From Les Mangus' Memo:** The proposed Butler County Emergency Communications System tower is located along the north side of the Kansas Turnpike midway between Andover Rd. & Prairie Creek Rd. The tower would provide 800mh emergency

communications for Western Butler & Eastern Sedgwick County. Applications are in place, but pending public hearing, for the necessary zoning adjustments for the proposed tower site. Staff supports the application contingent on the approval of zoning.

Trevor Wood with SSC, Overland Park, KS and Jim Nies, Director for Butler County Emergency Communications System were present to represent the application.

Mr. Wood explained the proposed location is a remote 10,000 sq.ft. parcel leased by the County from the Kansas Turnpike Authority, with access from south bound I-35. This is 1 of 6 sites in Butler County, this being the furthest west site. Plan to be testing by end of year and being live and working by next year.

Dennis Bush asked if zoning is correct being R-1, single family. Les Mangus said yes. Dennis Bush stated that his concern would be that 10 years from now having residents around it saying why was this put here. Les Mangus stated that this was Planning Commission issue.

Clark Nelson asked about screening for the property. Les Mangus confirmed that the submitted plan indicated trees around the perimeter fenced area.

Don Kimble noted that this parcel is currently zoned agricultural and that is in the comprehensive plan for residential. It will be the developer that will need to take the tower into effect and design the units and site plan accordingly.

Dennis Bush asked what type of light would be on top of the tower. Jim Nies said it is currently speced for strobes, but that that could be changed if preferred. Clark Nelson asked if the FAA determined what the lights should be. Jim Nies said that the lighting was determined by the height of the tower. Trevor Wood stated that it would be an FCC registered tower and FAA will make a determination to Butler County on appropriate lighting for air traffic.

Jim Nies stated that the tower is a break-away design, that will collapse onto itself. And is structured for 90 mile per hour winds and  $\frac{3}{4}$  inches of ice.

Doug Allison asked what the access was to the parcel. Trevor Wood said from interstate I-35 there would be a turn out.

*Don Kimble made a motion to approve the project as presented*

*with the conditions that they have to pass all local government approval processes and that no strobe lighting be allowed.*

Trevor Wood commented that the FAA will mandate how this tower is lit. He requested that the board approve as such that is only be lighted in accordance with FAA requirements that would be preferable.

*Doug Allison seconded the motion made by Don Kimble. Clark Nelson asked if there was any further discussion. Motion passed 5/1. Dennis Bush opposed. Clark Nelson said the condition is that they may have to come back to ask for a different type of lighting pursuant to the FAA.*

**SP-2010-02-** Review and approve the site plan for Our Town Realtors signage located at 401 W. Central. SP-2010-02

**From Les Mangus' Memo:** The proposed revisions to signage at 401 W. Central Ave. are in compliance with the bulk regulations for the zoning district. Staff supports the proposed revisions as applied for.

Larry and Rene West with Our Town Realtors were present to represent the application.

Larry West explained that there is an existing signage unit consisting of two steel 7 inch diameter posts. The existing panels have been removed. The proposal is to insert two new panels below the upper signage. A third panel will be placed if approved. The second existing sign is in place. New panels will be installed when they are ready.

*Don Kimble made a motion to approve the sign as presented. Fred Deppner seconded the motion. Motion carried 6/0.*

**SP-1997-05** – Review and approve the amended signage plan for Via Christi Medical Associates, 308 E. Central Ave. SP-1997-05

**From Les Mangus' Memo:** *The proposed revisions to the approved signage for the Via Christi Medical Associates facility generally updates the signage on and around the building. The new signage meets the bulk regulations for the district, except that the pole sign exceeds the current 10' maximum height. The proposed 12'-9" pole sign is permitted due to the legal nonconforming status of the existing 15' pole sign structure. Staff supports the signage amendment as applied for.*

Dennis Bush removed himself from discussion due to having ownership in signage located in easement.

*Chuck Carson with Luminous Neon was present to represent the application.*

Chuck Carson explained that Via Christi has changed their image/logo which entails changes to all the exterior signage at all their locations. Chuck Carson noted that the sign on the west side of the west drive would be eliminated.

Dennis Bush placed himself back into the discussion.

Dennis Bush said they did not have too because there is a cross easement that they could do anything with. Church Carson said they have chose not to replace that sign.

*Don Kimble made a motion to approve the signage as presented. Clark Nelson seconded the motion. Dennis Bush disqualified himself from voting on amendment to SP-1997-05 due to having a monetary interest in the project. Motion carried 5/0.*

**Member Items:** Don Kimble said owner at 13<sup>th</sup> and Andover Rd. needs to complete the changes to property. Member Items

*Doug Allison adjourned the meeting at 7:35 p.m.* Adjourn

Respectfully Submitted by

Kandace Hunt  
Administrative Secretary

Approved this \_\_\_\_ day of \_\_\_\_\_ 2010 by the Site Plan Review Committee, City of Andover.