

CITY OF ANDOVER  
SITE PLAN REVIEW COMMITTEE  
June 1, 2010  
**MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, June 1, 2010 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:05 p.m. Members present were, Don Kimble, Clark Nelson and Dennis Bush. Others in attendance were Les Mangus Director of Public Works and Community Development, Sasha Stiles City Administrator and Kandace Hunt Administrative Secretary. Members absent were Brandon Wilson and Fred Deppner.

Call to order

**Review the minutes of the May 4, 2010 Site Plan Review Committee meeting.**

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*Clark Nelson made a motion to approve the minutes as presented. Don Kimble seconded the motion. Motion carried 4/0.*

**Communications:**

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**Review the minutes of the April 27, 2010 and May 11, 2010 City Council meetings.** The minutes were received and filed.

**Review the minutes of the April 20, 2010 Planning Commission meeting.** The minutes were received and filed.

**Review the minutes of the December 8, 2009 Subdivision Committee meeting.** The minutes were received and filed.

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

**SP-98-10-** Review and approve the amended site plan for Sonic located at 331 N. Andover Road.

SP-98-10

**From Les Mangus' Memo:** The amendment to the Sonic Drive In site plan replaces a strip of decorative rock and plantings along the retaining wall north of the north driveway with concrete. The area is not irrigated and the operator has had trouble keeping the plantings alive with the reflective heat off the wall in full sun and rock mulch. Staff supports the application.

Kenyon Johanning of Sonic was present to represent the

application.

Mr. Johanning explained the landscape bed located along the retaining wall north of the entrance to Sonic has been a problem for a number of years. The area is not irrigated which in conjunction with the heat reflecting off the retaining wall makes it difficult to keep plantings alive. The owners have also had problems with keeping the decorative rock in the landscape bed and out of the drive. With this in mind the applicants have removed the landscaping and filled the area with concrete.

Clark Nelson asked if the applicants tried a variety of plantings before coming to this decision. Mr. Johanning said yes.

*Clark Nelson made a motion to approve the amendment to SP-98-10 as presented. Don Kimble seconded the motion. Chairman Allison asked if there was any further discussion. Don Kimble stated he does not like the precedent the Committee is setting by approving projects that were completed prior to Site Plan approval. Motion carried 4/0.*

**SP-2010-07-** Review and approve the site plan for the Dairy Queen signage located at 212 W. Central. SP-2010-07

**From Les Mangus' Memo:** The proposed signage for the Dairy Queen replaces some existing signage with new LED technology. The existing pole sign is a legal nonconforming height, but the changes do not make the nonconformance any greater. Staff supports the application.

Paul Hanneman of Dairy Queen was present to represent the application.

Mr. Hanneman explained Dairy Queen will be replacing its ground sign with a pole sign displaying the company's new logo and an LED reader board.

Les Mangus noted the zoning regulations do not allow the reader board to flash or free stream video.

Dennis Bush stated concerns about the potential intensity of the reader board. Les Mangus said the signs are adjustable but the City's regulations are very subjective in the way they limit the amount of light that can be put out. Dennis Bush stated he is concerned about how the light will affect the residential area to the north of Dairy Queen and asked the applicants take the area into

consideration.

*Clark Nelson made a motion to approve SP-2010-07 as presented. Don Kimble seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.*

**SP-2010-08-** Review and approve the site plan for the Scrap Funatic signage located at 644 N. Andover Road.

SP-2010-08

**From Les Mangus' Memo:** The proposed wall signage for the Scrap Funatic at the Plaza shopping center is not in conformance with the approved signage plan for the center, therefore approval of an amendment is required. Staff supports the amendment as presented.

Jeff Donham of George Lay Signs was present to represent the application.

Mr. Donham explained Scrap Funatic has moved from Pergola Place to the Plaza at Andover and are requesting to move the channel letters from their sign at Pergola Place to the new location at the Plaza.

*Don Kimble made a motion to approve SP-2010-08 as presented. Clark Nelson seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.*

**SP-2009-08-** Review and approve the amended landscape plan for Arby's located at 200 E. Cloud Ave.

SP-2009-08

There was no applicant present.

Chairman Allison asked Les Mangus if the quantity of plantings will remain the same. Les Mangus said yes.

Clark Nelson asked if Les Mangus was in favor of the plant substitutions. Les Mangus said yes, the new selections are better than the originals.

*Clark Nelson made a motion to approve the amendment to SP-2009-08 as presented. Don Kimble seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.*

**Member Items:** Chairman Allison informed the Committee that Member Items

member Jason Mohler has resigned due to relocating to Tulsa.

Dennis Bush noted the old senior citizens building on Central has been painted bright red and asked if that is something that should have been reviewed by this Committee. Les Mangus said the regulations are somewhat gray in this area because no building permit is required for painting.

Don Kimble asked why Timbuktu was allowed to put signage on a residential fence. Les Mangus said the proprietors of Timbuktu are the owners of the property the fence is located on and they receive permits for temporary signage.

*Dennis Bush made a motion to adjourn the meeting at 6:28 p.m. Adjourn  
Clark Nelson seconded the motion. Motion carried 4/0.*

Respectfully Submitted by

Kandace Hunt  
Administrative Secretary

Approved this 6<sup>th</sup> day of July 2010 by the Site Plan Review  
Committee, City of Andover.