

**CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
February 7, 2012
MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, February 7, 2012 at the Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:06 p.m. Members present were Fred Deppner, Don Kimble, Dennis Bush and Sheri Geisler (*arrived at 6:13p.m.*). Others in attendance were Les Mangus Director of Public Works and Community Development, Sasha Stiles City Administrator and Dayna DuFriend Administrative Secretary.

Review the minutes of the December 6, 2011 meeting.

Don Kimble made a motion to approve the minutes as presented. Fred Deppner seconded the motion. Motion carried 4/0.

Communications:

Review the minutes of the December 27, 2011 and January 10, 2012 City Council meetings and the December 20, 2011 Planning Commission/ Board of Zoning Appeals meeting minutes. The minutes were received and filed.

Review the potential Residential Development Lot Report.

SP-2011-21- Review and approve the amended site plan for an exterior alteration for McDonald's, located at 115 W. Central.

STAFF: The proposed amendment to the McDonald's is a corporate image makeover that is going on nationwide. The updated aesthetics are a more contemporary look and branding that don't really have any effect on the site function. The changes to the drive-thru function that as approved some time ago has been included in the plan. Staff supports the plan as applied for.

Patrick Bennett, Core States Group was present to represent the application. Mr. Bennett explained that although he did not have the details, the drive-thru has not been completed yet. This may be because of the major remodel project. The project is an exterior and interior enhancement of the overall facility as well as the side-by-side drive-thru addition.

Fred Deppner asked what the time estimate was for this project.

Mr. Bennett said with approval this evening, building permits would be submitted in the next couple of weeks, with ground breaking sometime in the next month or so. Actual construction will run 8 to 10 weeks.

Don Kimble asked about the paint removal from the brick. He said there are several different ways of doing this so not to damage the masonry and asked that they take care in doing so.

Chairman Allison asked if there were any further questions or comments.

Dennis Bush made a motion to approve SP-2011-21 as presented. Fred Deppner seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.

SP-2011-22- Review and approve the site plan for The Plaza Barbers sign located at 321 S. Andover Rd.

STAFF: The proposed Plaza Barbers sign at the Village Crossing bldg. is in compliance with the bulk regulations in this zoning district.

Dave Tingley, Plaza Barbers owner, was present to represent the application.

Chairman Allison asked if there were any further questions or comments.

Sheri Geisler asked if there would ever be a monument sign in front of this building.

Les Mangus said that the property owner made changes to the parking lot that would make it difficult to put a monument sign in that parking lot.

Mr. Tingley said they are working on that.

Don Kimble made a motion to approve SP-2011-22 as presented. Fred Deppner seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 5/0.

Discussion of potential amendments to the site plan review criteria and procedure.

Clark Nelson led the discussion in explaining that the Mayor and others have asked to determine what guidelines or regulations might be presented to streamline the site plan review process. A suggestion was made to view several designated areas as examples of what we can and should not do. He suggested tonight going around the table and asking what everybody thinks needs to be done.

Dennis Bush

- Has been on both sides and is impressed with this committee while he has been involved.
- Process time frame is too long.
- Metal buildings on Andover Rd prompted the creation of the Site Plan Committee.
- Need to provide clear directions on how to get approval.
- Committee's job should be to determine if compatible with adjacent property owners.
- Doesn't think the result of this committee should be more restrictive, it will be doomed with council and will worsen reputation.

Fred Deppner

- Has been on both sides also.
- Committee process has gotten better but reputation changes take time.
- Need to borrow some of Wichita's practices (formula of money should be spent in landscaping) but maintain control.
- If we could speed up approval once developer meets requested changes.
- Need to define minimum guidelines.

Clark Nelson

- Why not have this committee meet 2 times per month? Alternate meeting date for times when necessary (for follow up, not initial review)
- Intent is not to write more restrictive standards...might lead to that.
- Big vs. small projects struggle with process, don't know how to overcome.

Don Kimble

- Liked when Les told developers to come to Site Plan for a preliminary meeting with a rough drawing to get questions in the open.
- This process needs to be detailed enough to work without staff, should staff not be available.
- Reason we haven't wanted to do it in the past is because minimum guidelines become the standard that many do.

Dave Tingley

- Committee serves very real purpose.
- Thinks the process for signs is too much.
- Agrees reputation is a little unfounded, people can't put finger on what "it" is that's wrong.
- The issue isn't standards, it is unclear standards.

Doug Allison

- Are there different standards for different zoning districts? (Les Mangus said yes.)
- Existing non-conforming buildings...when they want to improve, can you go back to those issues? Les Mangus said improvements only had to be made to that area of improvement. Fred Deppner said this has been an issue that needs to be made clearer for developers and the community.

Bill King

- Nothing he has heard will fix, but changing the sign process eliminates the reputation.
- Andover is only place with Site Plan (per Les), is another step. Not very many developers get through their first time.
- What this has turned into is 6 people who don't like how it looks...about looks/preferences not facts.
- Walgreens almost didn't come. Third time they said it's the last time.

Sheri Geisler

- Need to define what can be subjective and what can be prescriptive.
- Need an architectural theme (Envisioning).

Les Mangus

- Put in writing what committee requires for developer to read.
- Staff review existing building changes, not new structures.

Recess to Saturday, 10:00 a.m., February 11, 2012 property tour and meeting.

Respectfully Submitted by

Dayna DuFriend
Administrative Secretary

Approved this 6th day of March, 2012 by the Site Plan Review Committee, City of Andover.