

**CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
June 4, 2013
MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, June 4, 2013 at the Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:03 p.m. Members present were Doug Allison, Clark Nelson, Brandon Wilson, Don Kimble, Dennis Bush and Todd Woolsoncroft. 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 March 5, 2012 meeting.

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

Communications:

Review the minutes of the April 9 and April 30, 2013 City Council meetings, the February 12, 2013 Planning Commission Subdivision meeting minutes and the March 19, 2013 Planning Commission/ Board of Zoning Appeals meeting minutes. All minutes were received and filed.

Review the potential Residential Development Lot Report.

Chairman Allison welcomed Todd Woolsoncroft as a new member to the committee, and Clark Nelson as a returning member to the committee.

SP-2011-21- Review revised landscape plan for McDonald's located at 115 W. Central.

Matt Raper, business owner, was present to represent the application.

Howard Johnson, project manager for the remodeling project, was present.

Mr. Raper explained that the original landscape plan included 15 boxwoods to be installed. This was before the water issues came up with the City of Wichita. Now they would like to look at more xeriscaping using Colorado river rock, boulders and grasses in order to lower water usage. It will be similar to their McDonald's building located at 21st Street and Rock Road in Wichita.

Clark Nelson asked if a landscape architect drew this design.

Mr. Raper replied that Dirk Schill with Treetop Nursery created the design.

Don Kimble requested a definition of a tall grass. He also indicated a concern about not having landscape/screening on the north end of the parking lot.

Mr. Raper stated that there will be some pampas grass and grasses taller than the boxwood plants. He agreed to the installation of screening at the north end of the parking lot.

Chairman Allison mentioned that in the meeting for the original plan there was discussion about the shrubbery along the base of the building being taken out during the addition construction and the replacement of some type of plantings. He would like to see something green in this area.

Brandon Wilson suggested continuing the rock landscaping through this area with a bed, separated between rock and grass.

Don Kimble suggested that the Site Plan Review Committee Parking Lot Guidelines be reviewed by the landscape architect.

A motion was made by Don Kimble to approve SP-2011-21 revised landscape plan as presented with the following condition. Condition #1, the applicant is to submit a plan to staff that meets the guidelines for parking lot screening that is in the guidelines for area adjacent to Central Avenue. Clark Nelson seconded the motion. Chairman Allison asked if there was any discussion. Don Kimble asked to amend his original motion to include a second condition. Condition #2, the NW corner at the west entrance on the island North of the West entrance will receive similar rock and landscaping treatment. Clark Nelson seconded this amended motion. Motion carried 6/0.

Member Items-

Dennis Bush asked about getting current copies of City Council meeting minutes.

Sasha Stiles will have the City Clerk include the Site Plan Review Committee in the email for the City Council meeting minutes.

Meeting was adjourned by Chairman Doug Allison at 6:30p.m.

Respectfully Submitted by

Dayna DuFriend
Administrative Secretary

Approved this 6th day of August, 2013 by the Site Plan Review Committee, City of Andover.