

SITE PLAN COMMITTEE MINUTES

7:00 P.M. MARCH 14, 2016

CALL MEETING TO ORDER

The meeting was called to order at 7:01 p.m

The following members present: Chairperson Gene Sharp, Brian Maschino, Don Bosken and Jim Detwiler

Committee Members absent: Adam Dunn

Staff Present: Ryan Shrack, Community Development Director and Fernetta Phillips, Community Development Assistant

Those present in the audience: Bill Arick and Mike Legako, Morton Buildings

SET/AMEND AGENDA

Motion was made by Don Bosken and seconded by Jim Detwiler to set the agenda. Vote Yea: Unanimous.

APPROVAL OF MINUTES

Brian Maschino stated the minutes contained inadequate information regarding the parking at Safarik Tool. Adam Dunn questioned if the information presented at the time was true. Brian stated the information was true at the time. (Brian Maschino stated he didn't recall stating the statement of Brian stating the information was true at the time to be removed) Don Bosken made a motion to accept the amended minutes, which was seconded by Jim Detwiler to approve the October 15, 2015 minutes. Vote was unanimous.

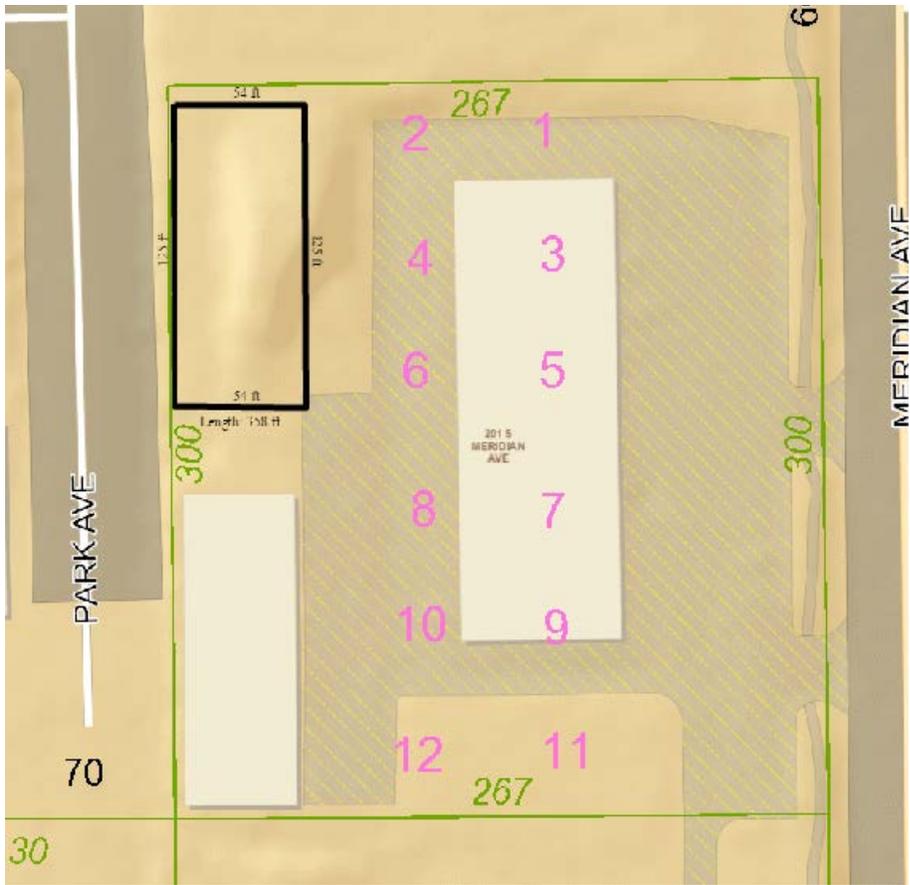
COMMUNICATIONS

None

SITE PLANS

Ryan Shrack read the following request:

SP 2016-01: Bill Arick to construct a 7,290 sq. ft. building on the northwest section of the lot located at 201 S. Meridian Avenue, Valley Center, KS.



Existing Zoning: C-2 General Business District

Size of Parcel: 1.8 acres (80,100 sq. ft.). It has 300 feet of frontage along Meridian Ave. on the east side of the property and approximately 215 feet of frontage along Park Ave. The lot has a depth of 267 feet. The C-2 General Business District requires a minimum of 5,000 sq. ft. Site plan meets all bulk regulations required of the zoning district.

Purpose of Site Plan Application:

17.12.05 Site Plan Requirements:

Projects which are subject to review by the Site Plan Committee generally are required to meet the following standards:

- A. *Show the location and dimensions of all right-of-way, easements and setback lines either required by these regulations or by platting or separate instruments.*
 - The proposed building is on one plat and does show the location of all right-of-way, easements and setback lines. The applicant is applying for a five foot setback variance on the west side of the lot through the Planning Commission. The normal setback for the rear of the lot is ten feet. The Public Works Director does not have any issues with this as the long-term street plan is to make Park Ave. narrower. The only utility line

potentially affected is a non-active AT&T phone line.

- B. *The site plan map generally should be oriented to the north with north arrow and scale plus dimensions and property boundary lines for the zoning lot.*
- Dimensions are on the Site Plan and the site plan is generally oriented to the north and a scale is present.
- C. *Topography by contour lines may be required if slopes exceed 5%, buffer berms are used, or a drainage plan is required.*
- Drainage is indicated on the site plan and has been reviewed by the City Engineer and Public Works Director. Drainage indicators are considered okay by city staff.
- D. *Show existing and proposed structures by bulk dimensions plus number of stories, gross floor area and entrances.*
- The developer is showing a building footprint. The structure is single story and will have 7,290 square feet. The building will contain approximately 4-5 bays located on the east side of the building.
- E. *Existing and proposed curb cuts, aisles, off-street parking, loading spaces and walkways, including type of surfacing and number of parking spaces. Delineate the traffic flow with directional arrows and indicate the location of direction signs and other motorist's aids (if any).*
- The site plan shows existing parking lot east of the proposed building. The construction of this proposed building will add new pavement to the existing parking lot, but not add any new parking spaces.
- F. *Location, direction and intensity of proposed lighting. All exterior lighting must be "full-cut-off" light fixtures when located near adjacent residential properties (no light should spill over on adjacent residential parcels)*
- No exterior light fixtures are shown on the site plan.
- G. *Location and height of all existing (to remain) and proposed signs on the site, the setback dimensions from any sign to property lines, location and routing of electrical supply, surface area of the sign in square feet, size of letters and graphics, description of sign, frame materials and colors.*
- No proposed signs are indicated on site plan.
- H. *If disposal containers will be on the site, indicate how such areas will be fully screened from public view by means of a structure (including swinging doors) constructed with either solid treated lumber walls, cement block (with or without brick), or other materials deemed*

acceptable. The enclosure must also have the capability of latching the doors in a closed position, or when trash is being picked up, in an open position. Outdoor storage areas may also need to be screened if required by these zoning regulations.

- The site plan does not show disposal containers as planned.
- I. *Vehicular ingress and egress to and from the site and circulation within the site to provide safe, efficient and convenient movement of traffic, not only within the site but on adjacent roadways.*
- Vehicular ingress and egress to and from the site and circulation with the site would not be altered by construction of the proposed building.
- J. *Site plan provides for the safe movement of pedestrians within the site.*
- Proposed building provides for the safe movement of pedestrians around the site on along existing sidewalks.

Mr. Arick showed the committee the preliminary plans; Gene Sharp questioned the committee if there were any questions or comments. Don Bosken questioned if PEC had seen the plans, Ryan stated that Josh Golka and seen the plans. Brian Maschino questioned if the local fire department had approved of the plans. Ryan stated Valley Center department hadn't seen the plans, but the plans will have to go to Sedgwick County first for approval and if there is a problem with access for the fire department it will be addressed then. Don Bosken questioned if there would be access to drive around the building. Bill stated only the customers using the storage units and the delivery trucks for the stores would have access. Gene questioned if the lighting was going to be similar to the other unit. Bill stated the lighting would be the same type, but would be pointing down per the surrounding neighbors requests. Gene questioned if there would be an issue regarding the drainage. Ryan stated Brent, Public Works Director, had stated the problem of past issues with storm water drainage had been resolved. Gene questioned if the project of putting the road on Park St. was still on the table. Ryan stated Brent had not indicated if the project was still in place. Don questioned Bill if the surface drainage would change with the new building. Bill stated it would remain surface drainage. Brian referred item E regarding to parking and if the new building would require more parking spaces. Ryan stated no parking was going to be lost or added. Don asked if the new building would just be indoor storage, Bill stated yes only indoor storage. Brian questioned if there were going to be more trash containers added and Bill stated just the existing ones. Brian asked if there would be directional signs showing access. Bill stated no, the only traffic would be renters of storage shed and delivery trucks. Brian asked if the exterior of the building would match the other buildings. Bill stated the design is exact as other building except different size. Gene asked the committee and those in attendance had any more questions and there were none. Gene asked for a motion, Don Bosken made a motion upon the recommendation of the Community Development Director, and other factors discussed during the Site Plan Committee meeting to move to recommend the approval of SP 2016-01 and Jim Detwiler seconded the motion. Vote was unanimous.

This recommendation will be forwarded to the Planning Commission.

UNFINISHED BUSINESS – None

ITEMS BY SITE PLAN COMMITTEE MEMBERS -
None

ADJOURNMENT

Don Bosken made a motion and Jim Detwiler seconded it to adjourn the meeting at 7:21 p.m.
Respectfully submitted,

/Ryan Shrack

Ryan Shrack, Recording Secretary fp