

PLANNING COMMISSION MINUTES
October 2, 2018

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, October 2, 2018 in the Council Chambers at 7700 Mission Road. Chairman Nancy Wallerstein called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, Patrick Lenahan, Gregory Wolf, Jeffrey Valentino, Melissa Brown and James Breneman.

The following persons were present in their advisory capacity to the Planning Commission: Chris Brewster, City Planning Consultant; Jamie Robichaud, Assistant City Administrator; Ron Nelson, Council Liaison; Mitch Dringman, City Building Official and Joyce Hagen Mundy, Planning Commission Secretary.

APPROVAL OF MINUTES

James Breneman moved for the approval of the minutes of the September 11, 2018 regular Planning Commission meeting as presented. The motion was seconded by Gregory Wolf and passed unanimously.

PUBLIC HEARINGS

No public hearings were scheduled.

NON-PUBLIC HEARINGS

PC2018-120 Site Plan Approval - Antenna Replacement
7700 Mission Road

Susan Faber, with Black & Veatch representing AT&T, requested approval for the replacement of an existing antenna on the communications tower at 7700 Mission Road with a smaller antenna.

The applicant is requesting approval of a revised site plan to do the following for an existing monopole wireless telecommunications installation on the Municipal Complex property at 7700 Mission Road:

- Remove three existing antenna (approximately 96" x 14" by 8")
- Replace with six new antenna on dual mounts (approximately 96" x 14" by 8")
- Remove six existing RRHs (remote radio heads), and replace with nine new RRHs, which are behind the antenna or antenna mount and generally not visible from street.

Mrs. Faber stated the installation would not be visible from the street and there are no changes being made to the tower or surrounding equipment compound.

Chris Brewster stated the proposed replacement of antennas does not substantially change the installation. The proposed tower is a monopole built for multiple providers,

and it meets all requirements of the current special use permit and the renewal and lease amendments from 2017. The application is consistent with the existing antenna on the tower and will not visibly increase the intensity of the installation when viewed from the streetscape or adjacent properties.

The applicant has submitted a structural report dated August 22, 2018 by Selective Site Consultants analyzing the existing facilities and effect of the proposal, and found that the existing structures are adequate and comply with applicable structural standards for the proposed loading condition.

Mr. Brewster noted the application must comply with all 11 conditions of the existing special use permit. Staff provided a review of the site plan criteria based on the submitted application and found all criteria were met.

Gregory Wolf moved the Planning Commission approve the proposed site plan (PC2018-120) for 7700 Mission Road antenna replacement subject to the following conditions:

1. That the additional antenna be installed as shown on the proposed site plan.
2. That all conditions of the most recent renewal of the special use permit continue to be met.

The motion was seconded by James Breneman and passed unanimously.

OTHER BUSINESS

Discussion of proposed changes to sign regulations

Chris Brewster reviewed a working draft of changes to the city's sign regulations recommended by staff. The intent of the changes is to better organize the regulations and clarify those areas requiring staff interpretation. No substantive changes are proposed.

The proposed code identifies exempt signs and categorizes signs into the following sign types:

- Wall Signs
- Monument Signs
- Pedestrian Signs
- Temporary Signs

The code clearly identifies sign allowances in residential districts, commercial districts and general standards applicable to all signs.

Mr. Brewster reviewed the existing requirement for individual signs standards for all multi-tenant buildings and the challenges they present.

Staff proposes that as new multi-tenant sign applications are submitted they would have the option to continue under the existing sign standards or follow the general code requirements. Monument signs would still be required to come before the Planning Commission.

Nancy Wallerstein noted in the past the city's sign regulations were challenged in court by the ACLU resulting in several changes. Mr. Brewster responded most challenges to sign regulations are related to temporary signs and stressed that temporary signs standards are content neutral. Another area of difficulty is "real estate" signs. Under the proposed regulations, signs could remain as long as the property is for sale or lease, not restricted to 90 days. The proposed code is silent on political signs.

Mrs. Wallerstein felt the city has become littered with signs and suggested the language in 19.48.010 be reviewed to clarify the intent and applicability. Mr. Brewster responded the proposed code addressed private signs on private property. No signs are allowed in the right-of-way. Mrs. Robichaud stated public city traffic signs are regulated by the MUTCD.

Mrs. Wallerstein and Mr. Breneman asked how grandfathered signs would be addressed. Mr. Brewster replied they are addressed in the "nonconforming" section of the code. Mr. Breneman suggested that a reference to those regulations be noted somewhere in this section.

Gregory Wolf asked how the proposed regulations compare with those of other cities. Mr. Brewster replied that some city's address design and aesthetic issues. Quantity and size of signs is addressed by most cities. Prairie Village regulations in regards to the size of signs is generally more restrictive than other cities. He added the current regulations allow for a wall-mounted sign on each façade. The proposed language allows for the option of two signs on a façade with no more than four total signs and within the established 5% of total wall space.

Commission members discussed commercial advertising signs, signs located within buildings, temporary residential signs and holiday or seasonal signage. Patrick Lenahan suggested Section 19.48.080 be rewritten in regards to acrylic panels. Mr. Breneman questions the language "solid base or ornamental surface structure" in Section 19.48. - 1B. Mr. Valentino noted some of the proposed language is very subjective such as, "durable quality material".

Mr. Brewster noted the general intent especially on temporary signs is to draw a line that is reasonable and enforceable on a daily basis.

Mrs. Wallerstein asked if staff had received complaints regarding residential signage. Mrs. Robichaud replied the only complaints received that she recalls have been related to political signs.

Mr. Brewster noted that the city attorney has not yet reviewed the proposed regulations.

NEXT MEETING

An application for site plan approval for antenna replacement at 9011 Roe has been filed by Sprint. The filing deadline for the November 6 meeting is Friday, October 5.

ADJOURNMENT

With no further business to come before the Commission, Chairman Nancy Wallerstein adjourned the meeting at 7:45 p.m.

Nancy Wallerstein
Chairman