

PLANNING COMMISSION MINUTES
November 6, 2018

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, November 6, 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 and James Breneman.

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

APPROVAL OF MINUTES

Patrick Lenahan moved for the approval of the minutes of the October 2, 2018 regular Planning Commission meeting as presented. James Breneman seconded the motion, which passed unanimously.

PUBLIC HEARINGS

No public hearings were scheduled.

NON-PUBLIC HEARINGS

**PC2018-121 Site Plan Approval - Antenna Replacement
9011 Roe Avenue**

Megan Flower with Crown Castle stated Sprint is requesting approval of a revised site plan for an existing monopole wireless telecommunications installation on the Consolidated Fire District No. 2 property at 9011 Roe Avenue to:

- Replace 3 existing antenna on the mounting arm at the 100' elevation with 3 new antenna of approximately the same size (approximately 39" x 20.5" x 8")
- Retain the 36" diameter concealment shroud
- Replace 1 cable from the tower mounts to the base (internal to the tower structure)

She noted there would be no changes to the ground site or equipment.

Mr. Brewster provide historical background on this site's wireless telecommunications installation. The proposed antenna is a monopole built for multiple providers, and it meets all requirements of the current special use permit. 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 13, 2018 by AW Solutions analyzing the existing facilities and effect of the proposal, and found that the existing structures have sufficient capacity and comply with applicable structural standards for the proposed loading condition.

Mr. Brewster noted the application must comply with all 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.

James Breneman moved the Planning Commission approve the proposed site plan (PC2018-121) for 9011 Roe Avenue 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 Gregory Wolf and passed unanimously.

PC2018-122 Site Plan Approval - Patio Addition 4200 Somerset

Mike McAdam with MK2L Design requested site plan approval to build a patio on the west side of an existing office building, associated with some interior renovations of the building. The patio is approximately 48 feet by 28 feet and includes three cedar pergolas approximately 11 feet above the patio surface on three different sections of the patio. The pergola covers approximately 40% of the overall patio surface

Chris Brewster stated this is an allowed accessory use. However, due to the significant change in elevation and proximity to the residential properties to the west and north, the Building Official determined that a site plan review by the Planning Commission was appropriate. The applicant's site plan shows that all structures will be at least 15 feet from the property line and located within the building footprint. The addition to the existing building meets all setback requirements and is less than 10% of the existing building.

The applicant held a neighborhood meeting on October 10, 2018 at the project location, in accordance with the Prairie Village Citizen Participation Policy and a summary of that meeting submitted.

Jonathan Birkel noted the existing outdoor lights were being removed and asked if new lights would be added and how drainage was being handled on the site. Mr. McAdam responded no new lighting would be added. There is an existing outlet at the northeast corner of the patio. Public Works has approved their submitted stormwater plan.

Staff provided an analysis 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 (PC2018-122) for 4200 Somerset Drive subject to the following conditions:

1. A drainage permit be approved by Public Works, in association with final plans for construction.
2. The use is accessory to existing and allowed office uses. No structured or organized regular commercial activities shall occur outside, except as otherwise

allowed by the zoning ordinance through special permits, or conditional or temporary uses.

The motion was seconded by Jonathan Birkel.

Nancy Wallerstein noted in the applicant's comments at the neighborhood meeting it was stated the patio was for the exclusive use of Keller Williams employees and asked if the area would be fenced to prevent others from using the patio. David Conderman, owner of Keller Williams, responded patio is located 40 feet from the street and would not have a paved connection to the sidewalk and felt any use by the general public would be minimal. Mr. Conderman noted the patio was designed similarly to the outdoor patio at Hattie's in Corinth Square.

Jonathan Birkel asked who would be responsible for the maintenance of the patio. Mr. Conderman replied it would be the responsibility of the building owner.

The motion was voted on and passed unanimously.

**PC2018-123 Lot Split
3901 & 3905 West 85th Street**

Jamie Robichaud stated the applicant had notified staff that they would not be able to be in attendance, but asked that the application be considered by the Commission. The applicant is requesting to split an existing lot into two lots to allow the individual ownership of each side of a single duplex building. This property is part of an overall development project for Adult Senior Dwellings that includes a Special Use Permit and Final Development Plan.

The Planning Commission approved a preliminary, final plat and final development plan for Mission Chateau at the March 1, 2016 meeting. (PC 2015-110). At that time, it was understood that the large lot to the south would be re-platted at a future date to facilitate the construction and sale of the villas, according to the final development plan. A final plat (Mission Chateau 2nd Plat) for Lots 3 through 13 for each of the twin villa lots was approved by the Planning Commission in July 2016 and accepted by the City Council. (PC-2016-119) Each of these lots included a two-unit building.

As part of the Special Use Permit and Final Development Plan it was understood that the twin villas would be individually owned, and a subsequent administrative step would be necessary to facilitate recording of documents to allow sale and individual ownership of each unit in each of the twin villa buildings.

The applicant is seeking approval of a split of Lot 8 into Tract I (3905 W. 85th Street) and Tract II (3901 W. 85th Street), with the division of the tracts occurring along the party wall of the attached unit.

Mr. Brewster stated the twin villa constructed on Lot 8 meets all requirements of the Special Use Permit and Final Development Plan (approved in July 2015), and the Final

Plat (approved March 2016). The proposed lot split will entail no physical changes to the site or buildings, and is merely a mechanism to facilitate individual ownership of the units as anticipated.

Nancy Wallerstein confirmed similar action would need to be taken on each lot as the villas are constructed. Mr. Birkel confirmed the villas are designed and built as a single family home. Mitch Dringman stated each unit has separate utility service. Mr. Birkel asked if maintenance was provided for the properties. Mr. Brewster responded he did not know, but noted the homes would be subject to covenant restrictions.

Gregory Wolf moved the Planning Commission approve the requested lot split of Lot 8 Mission Chateau 2nd plat creating 3901 and 3905 West 85th Street (PC2018-123) subject to the following conditions:

1. That the applicant record the approved lot split with the register of deeds and provide a copy of the recorded document prior to issuance of a occupancy permit.
2. That each of the resulting lots and the building continue to be subject to all conditions of approval of the Special Use Permit, Preliminary and Final Development Plans, and Final Plat, as well as the covenants recorded with the previous final plat.

James Breneman seconded the motion, which passed unanimously.

Commission members noted that when an applicant is not in attendance, they would prefer that the application be deferred to when the applicant can be present.

OTHER BUSINESS

There was no Other Business to come before the Commission.

NEXT MEETING

The Commission Secretary reported that a Board of Zoning Appeals application has been filed for a side yard setback. No Planning Commission applications have been filed. Mrs. Robichaud anticipates that Homestead will be before the Commission for changes to its previously approved site plan.

ADJOURNMENT

With no further business to come before the Commission, Chairman Nancy Wallerstein adjourned the meeting at 7:22p.m.

Nancy Wallerstein
Chair