

PLANNING COMMISSION MINUTES
August 6, 2019

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, August 6th, 2019 in the Council Chambers at 7700 Mission Road. Chair Nancy Wallerstein called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, James Breneman, Melissa Brown and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the Planning Commission: Chris Brewster, Gould Evans; Jamie Robichaud, Deputy City Administrator; Ron Nelson, Council Liaison, and Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

James Breneman moved for the approval of the minutes of the July 2nd regular Planning Commission meeting as presented. Jonathan Birkel seconded the motion, which passed 4-0, with Melissa Brown in abstention.

PUBLIC HEARINGS

No public hearings were scheduled.

NON-PUBLIC HEARINGS

PC2019-113 Site Plan Approval - Corinth South Retail Center

Chris Brewster stated that the site plan application was originally presented at the July 2nd meeting and had been continued. He noted that several changes were made by the applicant in response to Commission requests, specifically in regard to pedestrian circulation and landscape elements. Further, updates were made to building elevations, utilizing a simplified materials palette and a more unified, consistent design.

Mr. Brewster stated that staff recommended approval subject to the following conditions:

1. A drainage permit, or other similar permits associated with the work, be approved by Public Works, including a determination that no negative impacts on stormwater will result.
2. All future signs shall require a separate sign permit meeting the general sign standards for the City; or to the extent future signs include revisions to the sign standards applicable to this property or changes to the monument sign location, size or design, Planning Commission approval may be required.
3. The applicant submit appropriate paperwork prior to permits showing that the two parcels are joined as one lot of record, or alternatively that any building along the

parcel boundary shown in AIMS records has appropriate party wall / fire ratings to allow it to be sold as a separate entity.

Gregg Zike with First Washington Realty, owner of the property, stated that he was in agreement with the recommendation presented in the staff report, and introduced Kevin Berman from Hoefer Wysocki Architecture to provide a presentation of the plan. Mr. Berman shared that the updated elevations showed an increased commonality with the shops at Corinth North, due to the types of materials and colors used as well as building height. Pedestrian circulation was also taken into account, resulting in additional outdoor seating, improved public spaces and added bike racks.

Ms. Brown asked how pedestrians would connect to the area from 83rd Street. Mr. Zike noted that ADA access to cross 83rd Street from the north currently exists at Mission Road. Pedestrians would then enter the site by using a five-foot sidewalk adjacent to the First Watch building.

Mr. Valentino made a motion to approve the site plan, subject to the conditions recommended by staff. Mr. Breneman seconded the motion, which passed 4-1, with Ms. Brown in opposition.

OTHER BUSINESS

Mrs. Robichaud stated that community input sessions for Phase II of the Village Vision 2.0 update will be held on September 9th and 12th at the Meadowbrook Activity Center. Gould Evans will provide a presentation, followed by roundtable discussions.

Due to the Labor Day holiday, the next Planning Commission meeting will be held on Tuesday, September 10th.

ADJOURNMENT

With no further business to come before the Commission, Chair Nancy Wallerstein adjourned the meeting at 7:27 p.m.

Nancy Wallerstein
Chair