

**PLANNING COMMISSION MINUTES**  
**December 3, 2019**

**ROLL CALL**

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, December 3, 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: James Breneman, Patrick Lenahan, Greg Wolf 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; Mitch Dringman, City Building Official; Ron Nelson, Council Liaison; and Adam Geffert, City Clerk/Planning Commission Secretary.

**APPROVAL OF MINUTES**

Mr. Breneman moved for the approval of the minutes of the November 5 regular Planning Commission meeting as presented. Mr. Wolf seconded the motion, which passed 4-0, with Mr. Valentino in abstention.

**PUBLIC HEARINGS**

None

**NON-PUBLIC HEARINGS**

**PC2019-123 Site Plan Review - Revision to Monument Sign Dimensions**  
**Mission Chateau - 4100 W. 85<sup>th</sup> Street**  
**Zoning R-1A**  
**Applicant: NSPJ Architects**

Mr. Brewster stated that City zoning ordinance required monument signs to be approved through the site plan approval process. The previous site plan for the property, which included the monument sign, was approved by the Planning Commission in 2016. Recently, a Building Inspector measured the sign and found it be larger than what had been approved. Mr. Brewster added that although staff does have the ability to approve minor changes to previously approved site plans, the change in size of this monument sign was significant and therefore needed to be presented to the Commission.

Mr. Wolf asked about the size of the sign that was installed, and Mr. Brewster stated that it was approximately 43 square feet, whereas the approved sign was to be 34 square feet. Mr. Breneman asked what the property owner would need to do if the Planning Commission did not approve the application. Mr. Brewster said there would likely be an appeal process.

Katie Martinovich, representing NSPJ Architects, shared a diagram showing the visual difference between the proposed and actual signs. The logo for the development was

changed before the sign was completed, which required a larger font to be visible from the road. She added that the sign company did not share that the overall size of the sign would need to be increased to accommodate the larger logo.

**Mr. Wolf made a motion to approve the site plan. Mr. Lenahan seconded the motion, which passed 5-0.**

## **OTHER BUSINESS**

### **Consider Approval of 2020 Meeting Dates**

Mr. Wolf noted that the proposed November meeting date coincided with Election Day, and recommended that it be changed. Mrs. Robichaud said that staff would research alternate dates and present them to the Commission at the January 2020 meeting.

**Mr. Wolf made a motion to approve the proposed 2020 meeting dates with the exception of the November date. Mr. Lenahan seconded the motion, which passed 5-0.**

Mrs. Robichaud stated that the next Planning Commission work session would be held on Tuesday, December 17, at which Phase 3 of the Comprehensive Plan update would be discussed.

## **ADJOURNMENT**

With no further business to come before the Commission, Chair Nancy Wallerstein adjourned the meeting at 7:17 p.m.

Nancy Wallerstein  
Chair