

**PLANNING COMMISSION MINUTES
AUGUST 4, 2020**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, August 4, 2020 at 7:00 p.m. Due to the COVID-19 pandemic, Commission members attended a virtual meeting via the Zoom software platform. Chair Greg Wolf called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, James Breneman, Patrick Lenahan, Nancy Wallerstein, Melissa Brown and Jeffrey Valentino.

The following individuals were present via Zoom in their advisory capacity to the Planning Commission: Jamie Robichaud, Deputy City Administrator; Mitch Dringman, City Building Official; Ian Graves, Council Liaison; Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Breneman moved for the approval of the minutes of the July 7, 2020 regular Planning Commission meeting as presented. Mrs. Wallerstein seconded the motion, which passed 6-0, with Mr. Valentino in abstention.

PUBLIC HEARINGS

PC2020-114 Consider proposed zoning revisions to Chapter 19.36.005
(Restricted Uses) to allow the keeping of chickens in Prairie Village

Ms. Robichaud stated that the City Council spent several meetings considering the keeping of chickens in Prairie Village, which was previously prohibited by the municipal code. On July 6, 2020, the Council adopted Ordinance 2421, which amended Chapter 2 of the Prairie Village Municipal Code to allow the keeping of chickens. The ordinance included associated regulations and requirements residents must abide by when keeping chickens on their property.

In order for this ordinance to become effective, the zoning regulations must also be updated in Chapter 19.35.005 (Restricted Uses), which currently states the following in subsection E: "The raising, storage, or handling of farm crops, the raising, feeding, or keeping of farm animals, livestock or poultry, other than customary household pets, as identified in the P.V.M.C 6.04.020, and the keeping or display of farm or other heavy equipment or machinery is prohibited in all districts."

Ordinance 2424 would revise Chapter 19.35.005, Subsection E to say the following:

“The raising, storage, or handling of farm crops, the raising, feeding or keeping of farm animals, livestock, or poultry, other than customary household pets or chickens as provided in Chapter II, Article 1 of the City Code, and the keeping or display of farm or other heavy equipment or machinery is prohibited in all districts.” In order to make a text amendment to the zoning regulations, the Planning Commission must hold a public hearing and make a recommendation to the Governing Body.

Mr. Valentino asked if chicken coops would be treated as secondary structures, noting that sheds and other buildings had a number of restrictions. He also asked if there were any concerns about residents keeping hens in side yards instead of rear yards. Ms. Robichaud stated that chicken coops would be considered separately from other accessory structures and would not require a building permit. She added that regulations were currently in place to address nuisance issues, and that existing zoning guidelines could be used to regulate back yard and side yard concerns.

Mrs. Wallerstein noted that the regulations specified the types of materials that could be used to construct coops and tractors, and asked how those regulations would be enforced if there was no permitting process. Ms. Robichaud said that staff was attempting to enforce this regulation on a complaint basis when dealing with backyard hens, and that there were other things allowed on residential properties without a permit or review beforehand that are still required to abide by the City’s regulations. She added that the proposed ordinance was similar to the existing beekeeping ordinance, which did not require a license or permit but did have regulations in place that must be followed under the law.

Mr. Wolf opened the public hearing at 7:26 p.m.

- Maddie Kamphaus, 5405 W. 73rd Street, stated that she was in favor of allowing residents to keep chickens. She noted that she had kept hens when she lived in Roeland Park, and that it had been a positive experience that brought neighbors together.
- Wilson Sinclair, 7901 Falmouth Street, had technical issues and was unable to join the meeting, but indicated that he shared Ms. Kamphaus’ sentiments.

With no one else present to speak, Mr. Wolf closed the public hearing at 7:34 p.m.

Mrs. Wallerstein asked how residents would appropriately dispose of chicken carcasses. She noted that there were many wild animals in the City that could attack chickens. Ms. Robichaud stated that she would pass the comments along to the city attorney and Council for consideration.

Mr. Valentino made a motion to recommend approval of Ordinance 2424 to the City Council. Mr. Breneman seconded the motion, which passed unanimously.

OTHER BUSINESS

Ms. Robichaud said that a Planning Commission work session to discuss Village Vision 2.0 would be held on August 25, and that a virtual community engagement session would be scheduled for early September.

ADJOURNMENT

With no further business to come before the Commission, Chair Greg Wolf adjourned the meeting at 7:42 p.m.

Greg Wolf
Chair