

**PLANNING COMMISSION MINUTES
OCTOBER 6, 2020**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, October 6, 2020 at 7:00 p.m. Due to the COVID-19 pandemic, Commission members attended a virtual meeting via the Zoom software platform. Vice-Chair James Breneman called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, Patrick Lenahan, Melissa Brown, Nancy Wallerstein, Jeffrey Valentino.

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

APPROVAL OF MINUTES

Mrs. Wallerstein moved for the approval of the minutes of the August 4, 2020 regular Planning Commission meeting as presented. Mr. Birkel seconded the motion, which passed 6-0.

PUBLIC HEARINGS

None

NON-PUBLIC HEARINGS

PC2020-115 Site Plan Approval for Fence
7408 Ash Street
Zoning: R-1B
Applicant: Andrew Walker

Mr. Brewster stated that the applicant was requesting an exception to replace an existing 6' fence that did not conform to current zoning regulations. The property sits on a corner lot that is irregularly shaped, which affects the side and rear yards on the north and west lot lines. As a result, the zoning ordinance requires the fence to be set back from the lot line on Ash Street by at least 30', and parallel to the street at the front corner of the building. Since the building is skewed on the lot and the lot is an irregular shape, a fence extending parallel to the front building line results in the fence being 35' from Ash Street at the corner of the building and 25.8' from Ash Street at the side property line.

The existing and proposed fence location results in the fence encroaching 4.2' into the required front setback and approximately 10' in front of the adjacent house to the north on Ash Street. Mr. Brewster stated that staff recommended approval based on the unique shape of the lot and the orientation of the building.

Andrew Walker, the homeowner and applicant, was present to speak to the Commission. He said the existing fence was in poor condition and needed to be replaced.

Mrs. Wallerstein made a motion to approve the exception to the fence standards. Mr. Lenahan seconded the motion, which passed 6-0.

PC2020-116 Site Plan Approval for Fence
8710 Alhambra Street
Zoning: R-1A
Applicant: Chris Thompson

Mr. Brewster stated that the applicant was requesting an exception to the fence standards to construct a 6' decorative fence in his front yard. The property sits on a large corner lot on Alhambra Street, adjacent to and accessed from a short court also named Alhambra Street. A large portion of the street and property boundary is considered the "front" for the purpose of the yard and fence standards. The zoning ordinance only allows decorative fences in the front yard, and they are limited to 10' from the right-of-way line and 2.5' in height.

The proposal is to build a 6' ornamental stone wall and wrought iron fence combination. The stone wall in some segments is 2' high with a 4' wrought iron fence, while other segments are just fencing. The design results in an open view to the yard and meets the ordinance standards for decorative fences to be "at least 50% open." The fence is proposed to be 10 feet from the property line at all locations, and as such, the only exception is in regard to the height requirement. Mr. Brewster noted that staff recommended approval of the exception.

Chris Thompson, the homeowner and applicant, was present to speak to the Commission. He said that the fence would likely be set back even farther from the right-of-way line to avoid three large trees at the intersection of Alhambra Street and the court. He added that the neighboring home to the east also had a fence that surrounded the property.

Mr. Valentino made a motion to approve the exception to the fence standards. Ms. Brown seconded the motion, which 6-0.

PC2020-117 Revised Final Development Plan - Update to Single-Family Lot
Types
9344 Juniper Reserve Drive, 9353 Linden Reserve Drive, 9358
Juniper Reserve Drive
Zoning: MXD
Applicant: Justin Duff, VanTrust Real Estate, LLC

Mr. Novick said that the applicant was requesting the reclassification of five lots in the single-family residential area of the Meadowbrook development. The lots would be converted from Manor Lots to Cottage Lots to accommodate lot line adjustments and lot mergers between adjoining lots. Cottage Lots have 5' front yard and 0' side yard (one side) building setbacks, whereas Manor Lots require 10' front yard and 5' side yard (both

sides) setbacks. Mr. Novick added that staff recommended approval, since the revision would not increase the density or intensity of the development, and would be consistent with the original development plan.

Justin Duff of VanTrust Real Estate was present to speak to the Commission. Mr. Breneman asked Mr. Duff why modifications were only being made to the specifically identified lots. Mr. Duff stated that homes had already been constructed on many of the other lots. Additionally, the changes resolved errors made during initial planning phase.

Mr. Valentino made a motion to approve the revised final development plan as presented. Mrs. Wallerstein seconded the motion, which passed 6-0.

PC2020-118 Site Plan Approval for Fence
7647 Fairway Street
Zoning: R-1A
Applicant: Patricia Phillips

Mr. Brewster stated that the applicant was requesting to replace an existing fence that did not conform to current zoning standards. The property is a corner lot on the northeast corner of 77th Street and Fairway Street, with 77th Street being the side street along the south property boundary. Houses on the opposite corners have the same configuration with side lot lines along 77th Street. In this circumstance, the zoning ordinance requires the fence to be set back from the lot line on 77th Street at least 5'.

The proposal is to build a 6' tall wood privacy fence on the property line, rather than at the 5' setback as required by the ordinance. The proposed location aligns with the chain link fence on the property to the east (rear), replicating the existing continuous fence line along 77th Street in the rear yards of each property. Mr. Brewster said that staff recommended approval of the fence site plan with the exception.

Patti Phillips, the homeowner and applicant, was present to speak to the Commission. No questions were asked by Commission members.

Mrs. Wallerstein made a motion to approve the exception to the fence standards. Ms. Brown seconded the motion, which passed 6-0.

OTHER BUSINESS

ADJOURNMENT

With no further business to come before the Commission, Vice-Chair James Breneman adjourned the meeting at 8:01 p.m.

James Breneman
Vice-Chair