

**PLANNING COMMISSION MINUTES
DECEMBER 1, 2020**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, December 1, 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, Jeffrey Valentino.

The following individuals were present via Zoom in their advisory capacity to the Planning Commission: Chris Brewster, Gould Evans; 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 November 4, 2020 regular Planning Commission meeting as presented. Mr. Valentino seconded the motion, which passed 5-0, with Mrs. Wallerstein in abstention.

PUBLIC HEARINGS

None

NON-PUBLIC HEARINGS

PC2020-123 Site Plan Approval for Exception to Neighborhood Design Standards
3117 W. 79th Street
Zoning: R-1A
Applicant: David Herron

Mr. Brewster stated that the applicant was seeking an exception to the Neighborhood Design Standards, related to the construction of a new house. Specifically, the applicant requested an exception to Section 19.06.025.D.1 regarding building massing and windows, as the application proposed a front elevation with no windows on it.

The elevation would be broken into two smaller masses which would be interrupted by an open entry courtyard of approximately 200 square feet that included an outside social space, windows and details on side elevations. A large window would be included with the entry of the building, but would sit more than 12 feet back from the forward-most part

of the elevation. Additionally, the sides fronting the courtyard would have windows into the space, and portions of those elements would be visible when approaching the building from the west.

The application also included a garage on the west side of the home with no windows. The remainder of the side elevation would be set back approximately 15 feet, where a large sub-grade terrace would be constructed. While no windows were proposed on the forward-most wall planes, the house would have a significant amount of architectural relief with the use of a forward front wing affecting how it would be perceived from the street. It would also have a similar massing, configuration and relationship to the neighborhood streetscape as the neighboring house to the west.

Mr. Brewster said that he believed the design satisfied the spirit intended by the front fenestration rule and that the design warranted Planning Commission consideration under the criteria for exceptions. He added that the applicant submitted information to the City Clerk indicating notification of surrounding property owners and compliance with the design exception and site plan requirements.

Mr. Birkel asked if a breakdown of the glazing had been submitted with the application. Mr. Dringman stated that if the fenestrations setback at the main elevation and side setbacks were added together, the home would comply with the glazing requirement. However, because of the 12 foot setback, they cannot be counted toward meeting the total.

Property owner David Herron, 3117 W. 79th Street, was present to speak about the application. He shared a presentation detailing the design of the home, noting that there was a significant amount of glass included in the current proposal.

Mrs. Wallerstein asked what type of material would be used on the front of the house. Mr. Herron stated that it would be composed of fiber cement panels and a variety of Japanese charred wood. She also asked why an additional building at the rear of the property was shown on the original submitted plans. Mr. Herron said that the building was initially planned to be a garage, but had since been removed from the proposed design.

Mr. Breneman made a motion to approve the application with the exception to the neighborhood design standards as presented. There was no second.

Mr. Birkel suggested locations where windows could be added to better meet the standards. He shared concern that approval of the current plan would set a precedent that would allow homes to be built without glass on the front elevation. Mr. Valentino, Mr. Lenahan and Mrs. Wallerstein all agreed that more glass would be needed for approval.

Mr. Wolf asked if the applicant would agree to continue the application to the January meeting and present an updated design plan at that time. Mr. Herron stated that he agreed.

Mr. Valentino made a motion to continue the application to the January 5 Planning Commission meeting. Mrs. Wallerstein seconded the motion, which passed 6-0.

OTHER BUSINESS

Discuss Proposed Tree Protection Ordinance

Ms. Robichaud said that the Tree Board had proposed the addition of tree protection guidelines to the landscape standards section of the zoning regulations. The City Council supported the addition of the regulations and asked staff to develop a list of potential changes. She asked the Commission to provide its input, after which the Ordinance would be brought to the City Council for review, followed by a public hearing to consider adoption in February.

Mr. Brewster said that section 19.47.60 had been added to specifically address tree protection. Specifically, residents would not be allowed to remove any trees within the right-of-way, while “protected trees” on private property had different mitigation and removal restrictions based on trunk diameter. Additionally, the new section specified tree protection measures that would be required when construction-related activities took place nearby. Lastly, exceptions for removal were defined, as were violation and enforcement procedures.

Mr. Birkel and Mr. Lenahan shared concern with the requirement to replace one large tree with three smaller ones, noting spacing issues. Mr. Birkel added that he was concerned that the regulations limited residents’ abilities to design their properties as they see fit. Mr. Brewster said that the most restrictive policies were primarily related to construction activities, such as teardown/rebuilds and additions. Ms. Robichaud added that it would not be in the City’s purview to regulate tree removal on private property outside of these activities, with the exception of right-of-way trees. No additional comments or suggestions were made by Commission members.

Consider Approval of Zoning Regulation Interpretations

Ms. Robichaud stated that after the new neighborhood design guidelines were adopted, it was determined that clarifications needed to be made to certain sections. Items needing interpretation were brought to the Planning Commission once each year for review and approval.

Mr. Brewster shared topics that needed additional clarification:

1. Building and Impervious Surface Coverage
2. Garage Limits and Widths
3. Garage Limits and Massing
4. Wall Planes and Architectural Details

Mr. Valentino made a motion to approve the zoning regulation interpretations as presented. Mr. Birkel seconded the motion, which passed 6-0.

Consider Approval of 2021 Meeting Dates

Mrs. Wallerstein made a motion to approve the 2021 meeting dates as presented. Mr. Lenahan seconded the motion, which passed 6-0.

ADJOURNMENT

With no further business to come before the Commission, Chair Greg Wolf adjourned the meeting at 8:44 p.m.

Greg Wolf
Chair