

**PLANNING COMMISSION MINUTES
JUNE 1, 2021**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, June 1, 2021 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, Melissa Brown, Nancy Wallerstein and 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; Ron Nelson, Council Liaison; Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Breneman moved for the approval of the minutes of the May 4, 2021 regular Planning Commission meeting. Mrs. Wallerstein seconded the motion, which passed 5-0, with Mr. Valentino in abstention.

PUBLIC HEARINGS

None

NON-PUBLIC HEARINGS

PC2021-111 Request for Building Line Modification
6840 Linden St.
Zoning: R-1A
Applicant: Whittaker and Kelsey Potts

Mr. Brewster stated that the applicant was requesting a building line modification to construct an addition on the south portion of the existing home. The proposal would add an approximately 16' by 35' single-story addition that includes a new room and an all-season enclosable deck.

The lot is located on the northwest corner of 69th Street and Linden Street, and has a platted building line of 40' at the side on 69th Street. The house meets all zoning setbacks for the R-1A zoning district, as well as the required platted setbacks, but the current south building line is at the 40' platted build line. The lot also has a 35' platted front building line

on Linden. Due to the orientation of the house to Linden, any proposed expansion to the side would extend beyond the platted building lines. The proposed side addition would extend to 24' from the side lot line on 69th street, which is 16' into the platted build line, but 9' from the setback that would be required by the zoning ordinance.

Mr. Brewster added that Section 18.18.D of the subdivision regulations provided the criteria for the Planning Commission to consider for building line modifications:

1. That there are special circumstances or conditions affecting the property.
2. The building line modification is necessary for reasonable and acceptable development of the property in question.
3. That the granting of the building line modification will not be detrimental to the public welfare or injurious to or adversely affect adjacent property or other property in the vicinity in which the particular property is situated.

Applicant and property owner Whitt Potts was present to discuss the project, stating that the addition would be mostly hidden by the existing privacy fence and landscaping.

Mr. Breneman made a motion to approve the building line modification and its associated resolution as presented. Mrs. Wallerstein seconded the motion, which passed 6-0.

PC2021-112 Site Plan Approval for Fence Exception
7301 Belinder Ave.
Zoning: R-1A
Applicant: Alex Ketzner

Mr. Brewster said that the applicant was seeking to replace an existing fence that does not conform to current standards. Specifically, the request is for an exception to the required setback on 73rd Street, allowing for the replacement of a 6' wood fence located at the property line, rather than 5' from the property line. The property is a corner lot on the southeast corner of 73rd Street and Belinder Avenue; 73rd Street is the side street along the north property boundary. The east property boundary is the rear lot line of the subject lot and the rear lot line of the adjacent house to the east, making the configuration a "standard corner" for purposes of the fence standards. Houses on the opposite corners have the same configuration with side lot lines along 73rd Street, and houses on the next block to the west begin to front on 73rd Street.

Mr. Brewster noted that the zoning ordinance requires the fence to be set back from the lot line on 73rd Street at least 5' [19.44.025.C.3]. Since the proposed fenced area is in the side and rear there are no restrictions on the design of the fence, other than the general height and design standards.

The proposed location aligns with the wood fence on the property to the east (rear), reflecting the existing continuous fence line along 73rd Street. The fence would be

approximately 10' from the curb of 73rd Street, with a landscape area between the fence and the curb. There is no sidewalk on this side of the street, and three utility boxes occupy the area on the northeast corner of the lot.

Applicant and property owner Alex Ketzner was present to discuss the application, and stated that he had no concerns with the recommendations made in the staff report.

Ms. Brown made a motion to approve the site plan as presented. Mr. Breneman seconded the motion, which passed 6-0.

PC2021-113 Site Plan Approval for Fence Exception
 1901 W. 73rd St.
 Zoning: R-1A
 Applicant: Jennifer Allen

Mr. Brewster said that the applicant was requesting to replace an existing fence that does not conform to standards. Specifically, the request is for an exception to the required setback on State Line Road, allowing for the replacement of a 6' wood fence located at the property line, rather than 5' from the property line.

The property is a corner lot on the southwest corner of 73rd Street and State Line Road. The south property boundary is the rear lot line of the subject lot and the rear lot line of the adjacent house to the south, making the configuration a "standard corner" for purposes of the fence standards. The lot is a legal non-conforming lot, approximately 45' by 130'. This long and narrow configuration on a corner lot results in a narrower rear yard. Houses on the opposite corners have the same configuration with side lot lines along State Line Road.

Mr. Brewster said that zoning ordinance requires the fence to be set back from the lot line on State Line Road at least 5' [19.44.025.C.3]. Since the proposed fenced area is entirely in the rear yard, there are no restrictions on the design of the fence, other than the general height and design standards. The location aligns with the wood fence on the property to the south (rear), reflecting the existing continuous fence line along State Line Road. The fence would be approximately 16' from the curb of State Line Road. There is a tree-lined landscape area and sidewalk between the fence and the curb.

Applicant and property owner Jennifer Allen was present to discuss the application. She stated that she had no concerns with the recommendations made in the staff report.

Mr. Valentino made a motion to approve the site plan as presented. Mr. Breneman seconded the motion, which passed 6-0.

OTHER BUSINESS

None

ADJOURNMENT

With no further business to come before the Commission, Chair Greg Wolf adjourned the meeting at 7:30 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary