

**PLANNING COMMISSION MINUTES
NOVEMBER 3, 2021**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Wednesday, November 3, 2021 at 7:00 p.m. Chair Greg Wolf called the meeting to order via Zoom at 7:00 p.m. with the following members present: Jonathan Birkel (via Zoom), James Breneman, Patrick Lenahan, Melissa Brown, Nancy Wallerstein (via Zoom) and Jeffrey Valentino (via Zoom).

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

APPROVAL OF MINUTES

Mr. Breneman moved for the approval of the minutes of the October 5, 2021 regular Planning Commission meeting. Ms. Wallerstein seconded the motion, which passed unanimously.

PUBLIC HEARINGS

None

NON-PUBLIC HEARINGS

PC2021-116 Conditional Use Permit - Drive-up Service (Non-Food and Beverage)
 3500 W. 75th Street
 Zoning: C-0
 Applicant: Ron Shaffer, RLS Architects

Mr. Brewster stated that the application was a continuation of a previous application for a conditional use permit for a drive-up automatic teller machine (ATM) and building signage. The proposed location of the ATM was originally approved at the August 3, 2021 Planning Commission meeting; since that time, the applicant selected a different location for the ATM in the building parking lot. The new location is a greater distance from the adjacent homes to the north than what was initially approved. The applicant also made changes to the proposed signage, and no longer requires Planning Commission approval.

Mr. Brewster said that staff recommended approval of the revised site plan and revised conditional use permit subject to the following conditions:

1. No audio service prompts should be permitted, and noise shall otherwise be mitigated through either the technology or design of the canopy.
2. Materials and colors of the canopy should be further specified and confirmed. The plan states duranodic (metallic) and burgundy will be used. A combination of muted colors, complimentary building materials, and/or a lower-profile canopy should be considered to tie the structure in with the building and site, and to minimize impacts on adjacent residential property.
3. Lighting of the sign and canopy should be the minimum to provide for security and adequate visibility of the canopy sign at the entrance to the site. Prior to permits the applicant shall submit details and specifications for the canopy and sign that demonstrate compliance with the outdoor lighting standards and the standards for illuminating signs.

Applicant Ron Shaffer with RLS Architects, 4011 Homestead Drive, was present to discuss the project. He stated that he agreed with the conditions for approval presented by staff.

Mr. Breneman, Mr. Lenahan and Mr. Birkel shared concerns about the lighting of the ATM signage impacting residents to the north and east of the parking lot, and suggested that the signage be installed in a way that would prevent lighting from being visible from the north and east.

Mr. Lenahan made a motion to approve the conditional use permit with the three conditions presented by staff, as well as a fourth condition that the lighting of the sign shall not be visible from the east at night. Mr. Valentino seconded the motion, which passed unanimously.

PC2021-119 Revised Site Plan
 Homestead Country Club
 Zoning: R-1A
 Applicant: Jeff Pflughoft / Dennis Hulsing

Mr. Brewster said that the application was a continuation from a previous meeting to make several changes to the facilities at the country club. At its July 13 meeting, the Planning Commission approved reconfiguration changes to the parking lot as well as lighting and landscape plans, but continued the building of a proposed structure over a pickleball court. Additionally, the applicants were seeking approval for a covered pool deck and the building of an accessory structure to the west of the tennis enclosure.

Mr. Brewster presented the following considerations to the Planning Commission:

1. Approval of the accessory structure west of the tennis enclosure.
2. Approval of the enclosed pickleball structure due to a Planning Commission determination of one of the following:
 - a. That due to the scale, location, and relationship to the larger tennis enclosure, this structure would be eligible for treatment as a generic accessory building.
 - b. Based on additional design details provided by the applicant or required by the Planning Commission, compatibility with the clubhouse and the tennis structure is demonstrated - particularly at the frontage visible from Homestead Court.
 - c. In either case, the applicant shall provide the maximum height of the structure and a revised drainage study shall be required and approved by Public Works prior to any permits being issued.
3. The proposed pool deck should not be approved until more specific designs and dimensions of the structure are provided (height, setback from property, materials, design and details of the enclosure, and potential sound and light mitigation for any utilities or services that will be provided in the structure. In the case that the proposed deck is only a surface with a minor accessory structure associated with it (under 300 square feet), it may be approved subject to the requirement of a revised stormwater study and drainage permit being issued by Public Works prior to any building permits.

The following additional conditions were part of the partial approval of the revised site plan by the Planning Commission in July 2021:

4. The applicant and the City (via Public Works) explore prohibiting parking on one side of Homestead Court, and the applicant specifically implements parking management processes and policies that reduce the practice of parking on Homestead Court to overflow situations, only and that no members or employees routinely park on the street when other available parking exists.
5. The revised court configuration (13 tennis courts and 10 pickleball courts) is approved, provided the pickleball is located in the central-most portions of the court areas near the clubhouse. This is intended to place the more intense activity and potential noise increases that result from pickleball furthest from adjacent residential areas.
6. Landscape for the increased 50 feet of parking lot perimeter on the north boundary be added to meet the ordinance requirement (five shrubs for 25 feet of perimeter), or if grade or existing plantings make this impractical, the applicant work with staff to plant additional evergreens or other type of barrier that meets the intent of the standard.

7. No other changes to the site are authorized, and any new configuration of the site, to include courts, lighting, traffic and parking control, or other facilities shall require staff review and a revised site plan or amended special use permit.

Jeff Pflughoft with Hulsing Hotels, 4100 Homestead Court, and Ben Gasper with SMH Consultants, 7212 Hadley Street, Overland Park, were present to discuss the application. Mr. Pflughoft stated that the proposed pickleball structure was merely an enclosure and would have interior lighting, but no other utilities. He added that the pool deck roof was proposed simply to provide shade for guests, and would have no walls or utilities.

Mr. Breneman and Mrs. Wallerstein stated that they recalled the proposed pickleball structure would not be enclosed. Mr. Pflughoft noted that the building would have overhead doors that could be opened when the court was in use to provide ventilation.

Mr. Valentino said that there was not enough information provided by the applicant to properly assess the proposed structures. He added that further details such as architectural style, materials, scale and elevations were necessary to vote on the proposal. Mr. Wolf asked Mr. Pflughoft if he would be willing to continue the application to a future meeting in order to prepare and provide more information. Mr. Pflughoft agreed.

After further discussion, Mr. Valentino made a motion to continue the application to a future Planning Commission meeting. Mr. Breneman seconded the motion, which passed unanimously.

OTHER BUSINESS

- Discuss clean-up revisions in zoning regulations related to site plan, sign and fence criteria

Ms. Robichaud stated the proposed revisions addressed items that trigger a site plan, specifically in relation to buffers and significant visual impacts to adjacent properties. Proposed changes to the sign standards would allow staff to review and approve sign proposals to ensure they meet design standards in the municipal code, reducing the need for site-specific sign plans to need Planning Commission approval each time a sign is to be switched out. Lastly, requirements for fence exceptions would be relaxed, so fewer applications would need to be reviewed by the Planning Commission.

After discussion, Ms. Robichaud said that a public hearing on the proposed changes would be held at the Planning Commission's December 7, 2021 meeting followed by a formal vote of the Planning Commission to be forwarded to the City Council for final consideration.

ADJOURNMENT

With no further business to come before the Commission, Chair Greg Wolf adjourned the meeting at 8:10 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary