

**PLANNING COMMISSION MINUTES
JULY 12, 2022**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, July 12, 2022, at 7:00 p.m. in the Council Chambers at 7700 Mission Road. Chair Greg Wolf called the meeting to order at 7:00 p.m. with the following members present: Jon Birkel, Patrick Lenahan, Melissa Brown, Nancy Wallerstein, and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the Planning Commission: Chris Brewster, Multistudio; Nickie Lee, Deputy City Administrator; Greg Shelton, Council Liaison; Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Valentino moved for the approval of the minutes of the June 7, 2022, regular Planning Commission meeting. Mr. Lenahan seconded the motion, which passed 5-0, with Mrs. Wallerstein in abstention.

PUBLIC HEARINGS

None

NON-PUBLIC HEARINGS

PC2022-114 New Monument Signs Application
Kenilworth Apartments
4120 W. 94th Terrace
Zoning: R-3
Applicant: Michael Kuzmich, KC Custom Signs

Mr. Brewster stated that the applicant was requesting approval of three monument signs for a 16.2-acre residential project. The monument signs would replace three existing monument signs at three different entrances to the facility. The proposed signs are similar in scale and location to the existing signs but have different designs. All new monument signs require approval by the Planning Commission.

The Kenilworth apartment complex was developed in 1964 and includes 19 multi-family buildings with approximately 288 dwelling units, accessory parking shelters, and a community building. It is situated internal to the corner of 95th and Mission Road, with a

significant frontage on 95th street, a small access frontage on Mission Road, a frontage on Delmar Street, and internal access streets.

Mr. Brewster added that zoning regulations state that one monument sign is permitted per lot for multi-family uses, and that the complex is located on a single lot. The residential monument sign standards have an allowance for multiple signs incorporated into “neighborhood identity” signs for projects with 10 or more lots or 5 or more acres to be approved by the Planning Commission. Although this provision is intended for subdivision identity signs, it is translatable to this project based on the scale (16.2 acres and 19 buildings) and context (frontage on three different streets and an internal circulation network).

Additionally, the applicant is proposing to replace three existing signs. The three proposed signs are comparable to the non-residential allowance of one monument sign per street frontage. The signs would therefore appropriate either by applying the “neighborhood sign” standard to the project, or by granting an exception to the allowed one-per-lot limit based on the scale of the project through the site plan process.

Mr. Brewster said that staff recommended that the Planning Commission approve the three new monument signs subject to the following conditions:

1. The Planning Commission approve an exception or apply the “neighborhood sign plan” provisions to the application to allow for three monument signs
2. The applicant submit detailed landscape applications (number of plants, species, etc.) to be approved by the City’s landscape architect consultant prior to the issuance of sign permits.

Michael Kuzmich, owner of KC Custom Signs, 20215 S. State Route Y, Belton, MO, was present to discuss the application. He stated that the new signs were of a much higher quality than the current signs, and that the property owner would be handling landscaping.

Mr. Valentino made a motion to approve the sign package with the conditions listed by staff. Mr. Birkel seconded the motion, which passed 6-0.

PC2022-115 Site Plan Exception for Fence
 4411 W. 90th Street
 Zoning: R-1A
 Applicant: Bryan Kuhn

Mr. Brewster said that the applicant was requesting to install an 8’ high privacy fence along the west property line, extending along the entire side yard from the rear lot line to the front. The lot line abuts commercial zoning and a commercial use to the west. Part of the boundary is the rear of a commercial building and part is a parking lot for the commercial use. There is a currently a 6’ high privacy fence extending along this property

line in the rear and side of the residential lot. The remainder is a heavily landscaped edge mostly on the residential lot.

The proposed fence does not meet zoning regulations and would require the following two exceptions:

- Section 19.44.025(b)(3) has a maximum fence height of 6', and only allows up to 8' if the fence is within the building envelope (i.e., within all setbacks, as would apply to any building)
- Section 19.44.025(c)(1) limits fences in the front yard (any area in front of the front building line) to only "decorative fences"; decorative fences are described as at least 50% open and limited to no higher than 2.5'.

Mr. Brewster said staff recommended approval of the fence site plan with the height exception (8', instead of the required 6') and a design exception for the front yard (privacy fence rather than decorative fence) based upon adjacency of this property to a commercial use, with buildings and parking areas directly abutting the residential property. The exception should be based on the conceptual plan proposed in the application with the following limitations:

1. No fence shall be permitted within the right-of-way, or within 6' of the curb, whichever distance is greater from the street edge.
2. The landscape buffer be maintained along the fence in the front yard.

Applicant and property owner Bryan Kuhn was present to discuss the application. He stated that he was instead considering installing the 8' fence only between the home and the commercial building, along with a stucco-covered retaining wall (rather than a fence) from the commercial building's parking lot to the street. Mr. Wolf said that the new plans would have to be evaluated by staff before a recommendation could be made to the Planning Commission. Mr. Kuhn was agreeable to continuing the application to the August 2022 meeting.

Mrs. Wallerstein made a motion to continue the application to the August 2022 meeting. Mr. Birkel seconded the motion, which passed 6-0.

PC2022-116 Request for Replat
7631 Reinhardt Street and 7641 Reinhardt Street
Zoning: R-1A
Applicant: Pat Boppart, MOJO Built, LLC

Mr. Brewster said that the properties were originally platted in 1923 as part of a larger subdivision. The application includes two lots on the east side of Reinhardt Street, just north of 77th Street. Each lot included a single-family dwelling, built in 1920 (Lot 10) and 1953 (Lot 9). This proposal is to replat the two lots into three lots for redevelopment as

single-family structures. Prairie Village subdivision regulations do not have a specific approval process for replats, so the final plat process and criteria must be used.

The properties are zoned R-1A, which has a required minimum lot size of 80' x 120'. In addition, the Prairie Village subdivision regulations provide that the Planning Commission consider the average size of all lots within 300' of a proposed subdivision as part of the lot size standards, along with other similar criteria regarding the size, pattern, and configuration of lots.

The proposed lots would be each be over 80' wide and approximately 140' deep. They would meet the minimum R-1A standards, are capable of being developed according to the R-1A design standards and are comparable to the average sizes of lots within 300 feet.

Mr. Brewster said that staff recommended that the Planning Commission approve the lot split subject to the following conditions:

1. The applicant consider whether any easements are necessary, and particularly on the rear of the lots in association with the 10-foot easement on lots to the east, and if necessary, provide easements on the plat prior to recording.
2. If any easements are necessary, the plat shall be submitted to the Governing Body for acceptance of public utility easements; otherwise, the plat may be recorded as approved by the Planning Commission.

Pat Boppart, representing MOJO Built, LLC, 8903 West 80th Street, Overland Park, was present to discuss the application. He stated that he agreed with the staff recommendations.

Mr. Lenahan made a motion to approve the replat as presented, with the conditions noted by staff. Mr. Birkel seconded the motion, which passed 6-0.

OTHER BUSINESS

None

ADJOURNMENT

With no further business to come before the Commission, Mr. Wolf adjourned the meeting at 7:38 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary