



**CITY COUNCIL  
CITY OF PRAIRIE VILLAGE  
OCTOBER 2, 2023**

The City Council of Prairie Village, Kansas, met in regular session on Monday, October 2, at 6:00 p.m. Mayor Mikkelson presided.

**ROLL CALL**

Roll was called by the City Clerk with the following Councilmembers in attendance: Cole Robinson, Inga Selders, Ron Nelson, Lauren Wolf, Bonnie Limbird, Dave Robinson, Piper Reimer, Greg Shelton, Courtney McFadden, Ian Graves, and Terrence Gallagher. Staff present: Byron Roberson, Chief of Police; Keith Bredehoeft, Director of Public Works; City Attorney David Waters, Spencer Fane LLP; Planning Consultant Chris Brewster, MultiStudio; Tim Schwartzkopf, Assistant City Administrator; Meghan Boom, Assistant City Administrator; Jason Hannaman, Finance Director; Adam Geffert, City Clerk.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

Mrs. McFadden made a motion to approve the agenda as presented. Ms. Reimer seconded the motion, which passed 11-0.

**INTRODUCTION OF STUDENTS AND SCOUTS**

No students or scouts were present at the meeting.

**PRESENTATIONS**

- Ms. Reimer introduced the 2023-24 Youth Council members:
  - Brynn Bettenhausen, Shawnee Mission East
  - John Gagen, Shawnee Mission East
  - Robbie Lashmet, Plaza Academy
  - Isabelle Zschoche, Notre Dame de Sion
  
- Ms. Selders noted that October was National Dyslexia Month.
  
- Ms. Limbird read a proclamation declaring October as National Arts and Humanities Month. Jennifer Wampler, Board President of the Arts Council of Johnson County and Chief Philanthropy Officer for the Kansas City Ballet was present to receive the proclamation.



### **PUBLIC PARTICIPATION**

- Tom Clough, 8510 Delmar Street, spoke about leadership
- The following residents voiced concerns regarding certain proposals recommended by the Ad Hoc Housing Committee:
  - Terry O'Toole, 4610 Homestead Drive
  - Kelly Wyer, 7609 Chadwick Street
  - Jori Nelson, 4802 W. 69<sup>th</sup> Terrace
  - Carrie Robson, 6 LeMans Court
  - Brooke Moorehead, 7921 Fontana Street
- The following residents spoke in favor of proposals recommended by the Ad Hoc Housing Committee:
  - Clay Harper, 7325 Canterbury Street
  - Dennis Boody, 7639 Chadwick Street

### **CONSENT AGENDA**

Mayor Mikkelson asked if there were any items to remove from the consent agenda for discussion:

1. Consider approval of regular City Council meeting minutes - September 18, 2023
2. Consider approval of expenditure ordinance #3030
3. Consider approval of the purchase of a new telephone system and service agreement with Allegiant Technologies
4. Consider bid award for 2023 tree trimming program
5. Consider agreement with Every Metro, Inc. for Mission Road - 79<sup>th</sup> Street to 83<sup>rd</sup> Street mill and overlay
6. Consider change order for 2023 residential paving program construction contract

**Mr. Nelson made a motion to approve the consent agenda as presented. A roll call vote was taken with the following votes cast: "aye": C. Robinson, Selders, Nelson, Wolf, Limbird, D. Robinson, Reimer, Shelton, McFadden, Graves, Gallagher. The motion passed 11-0.**

### **COMMITTEE REPORTS**

- Mr. Shelton noted that the Planning Commission would continue to discuss potential updates to R-3, R-4, C- and MXD districts at its October 3 meeting.
- Mr. Gallagher stated that the Parks and Recreation Committee continued to discuss pickleball-related sound issues and added that trees being removed at Schliffke Park would be relocated to surround the pickleball courts at Windsor Park.
- Mr. Graves said that the Tree Board's fall seminar would be held at the Meadowbrook clubhouse on October 4.



- Mr. Cole Robinson reported that the Diversity Committee held an indigenous peoples' celebration at Meadowbrook Park on October 1.

### **MAYOR'S REPORT**

- The Mayor stated that a Prairie Village Foundation board meeting had been held on September 26, and shared information about the foundation's efforts.
- The Mayor noted the following upcoming events:
  - Coffee with a Cop at Hattie's on October 4
  - The monthly Johnson County / Wyandotte County Mayors meeting
  - The 5<sup>th</sup> annual "Doggie Dash" event on October 7

### **STAFF REPORTS**

None

### **OLD BUSINESS**

**COU2023-58**

**Consider removal of accessory dwelling units, housing study recommendations and lot size modifications from Council prioritization list**

Mr. Shelton stated that he, Mr. Gallagher, and Mr. Dave Robinson felt it was important to clarify the City's current plans regarding housing initiatives to address confusion and misinformation, and made the following motion:

- I move that the Council direct staff to update the current scope of the City's housing initiative that began with the Ad Hoc Housing Committee's recommendations in June 2022 to note these current areas of focus:
  - Update neighborhood design guidelines for the R-1B districts to further enforce the concepts of form and fit in these neighborhoods
  - Develop a policy to govern short-term rental properties throughout the City
  - Refine the R-3 district standard to focus less on "density" and more on building scale/form
  - Improve the R-4 district for a wider range of higher-density, multi-unit types, such as:
    - Small lot detached houses (lot scale and courtyard patterns)
    - Row houses (small/large lots)
    - Apartments (small/medium)
  - Promote a mix of housing options and appropriate building types in C-0 and C-1 districts



- Improve expectations in the MXD district by establishing missing middle building type standards as the default district standards
- Furthermore, we ask staff to note in the update that the following recommendations are NOT being, or never have been, actively developed by staff as part the current housing initiative per prior direction from Council or the Planning Commission:
  - Promote and remove impediments to accessory dwelling units in R-1A and R-1B districts
  - “Neighborhood-scale” housing options in R-1A and R-1B (e.g., small-lot detached houses, courtyard patterns, multi-unit houses)
  - Wider range of small-scale, multi-unit types of housing for the R-2 district (e.g., smaller lot duplexes, 3 and 4-plex “multi-unit” houses, row houses (small lot))
  - Revisions to building permit fees
  - Housing study recommendations
  - Lot size modifications in all zoning districts
  - Revisions to the “Site Plan Approval and Public Notice” code in sections 19.06.050 and 19.08.045 which address the R-1A and R-1B zones respectively in Prairie Village.

The motion was seconded by Ms. Selders.

Mr. Gallagher noted that the items not being considered could be brought up again at a future time and/or by a future Council as had happened in previous instances.

Ms. Limbird stated that she appreciated the effort to clarify Council’s intent, but that passing the motion would not change the opinions of those in opposition to the housing recommendations. Mr. Graves and Ms. Wolf concurred, adding that Council had already indicated which items were being prioritized.

Ms. Selders, Mrs. McFadden, Mr. Dave Robinson, Ms. Reimer, and Mr. Cole Robinson said that the clarification was valuable to ensure residents were aware of what the Council was actually considering.

After further discussion, A roll call vote was taken with the following votes cast: “aye”: C. Robinson, Selders, Nelson, D. Robinson, Reimer, Shelton, McFadden, Gallagher; “nay”: Wolf, Limbird, Graves. The motion passed 8-3.

#### NEW BUSINESS

There was no new business to come before the Council.



Mr. Dave Robinson made a motion for the City Council to move to the Council Committee of the Whole portion of the meeting. The motion was seconded by Ms. Reimer and passed 11-0.

**COUNCIL COMMITTEE OF THE WHOLE**  
**Neighborhood design guidelines update discussion**

Mr. Brewster said that the City Council held a work session on April 24, 2023, to discuss next steps in the housing discussion related to the R-1 zoning areas. At the work session, Council completed a prioritization exercise to provide staff direction for which areas to address first. The top two results were updating neighborhood design guidelines and researching further regulations and/or fees for short term rentals.

The current neighborhood design guidelines went into effect February 1, 2019, and include requirements for street trees, greenspace, window and door openings, size restrictions, and impervious coverage limits. The housing discussion has brought up questions about whether the design guidelines went far enough to limit size and scale of homes, especially teardown/rebuilds. Council directed staff to investigate reducing the size and scale to better fit into existing R-1B neighborhoods and to review green space and lot coverage requirements.

Mr. Brewster stated that staff had developed a plan of action to address the prioritized items, and came up with two options:

**Option 1: Simple Size Restrictions**

- Reduce maximum height from 29' to 27'
- Reduce building coverage from 30% to 25%

*This would result in smaller footprints, but may not reduce the overall massing of structures, and particularly as they relate to adjacent properties.*

**Option 2: Refined Massing Standards**

- Reduce massing within 10' of side setback line
  - 12' wall plane height
  - 19' gable or dormer height (under sloped roof)
  - 500' wall plane limit
- Leave building coverage at 30%
- Reduce overall building height to 27'

*This would result in 1-story or 1.5 story massing nearest the side property lines, and 2-story massing more central to the lot but may have implications to typical floor plans and garage placement.*



Mr. Cole Robinson asked if there were limits on foundation height. Mr. Brewster said the City's zoning regulations limited the height of a new foundation to a maximum of one foot higher than the previous foundation. Mr. Robinson also asked whether local builders would be included in the discussion of proposed modifications. Mayor Mikkelson stated that staff would seek input as needed.

Ms. Limbird asked whether it was possible to set height restrictions based on the size of neighboring houses. Mr. Brewster said that it could be done but might become difficult to regulate. Ms. Limbird also asked why the recommendations were not being considered for R-1A lots. Mr. Brewster said most new homes on larger R-1A lots did not approach setback limits like they did on R-1B lots.

**Mrs. McFadden made a motion to bring back option 2 for further discussion. Mr. Cole Robinson seconded the motion.**

Mr. Dave Robinson asked if any consideration was given to promoting new construction that was architecturally similar to existing homes in a neighborhood. Mr. Brewster said that regulating architectural styles was often subjective and difficult to measure consistently without the implementation of an architectural review board.

Ms. Selders stated that she felt the reduction of the building height limit needed to be greater than two feet.

**After further discussion, the motion passed 11-0.**

**Ms. Limbird moved that the City Council end the Council Committee of the Whole portion of the meeting. The motion was seconded by Mr. Shelton and passed 11-0.**

### **ANNOUNCEMENTS**

Announcements were included in the Council meeting packet.

### **ADJOURNMENT**

Mayor Mikkelson declared the meeting adjourned at 8:35 p.m.

Adam Geffert  
City Clerk