

**PLANNING COMMISSION MINUTES  
APRIL 2, 2024**

**ROLL CALL**

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, April 2 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: Jonathan Birkel, James Breneman, James Kersten, Melissa Brown, Melissa Temple, and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the Planning Commission: Graham Smith, Multistudio; Nickie Lee, Deputy City Administrator; Mitch Dringman, Building Official; Terry O'Toole, Council Liaison; Adam Geffert, City Clerk/ Planning Commission Secretary.

**APPROVAL OF MINUTES**

**Mr. Breneman moved for the approval of the minutes of the March 5, 2024, regular Planning Commission meeting. Mr. Birkel seconded the motion, which passed unanimously.**

**OLD BUSINESS**

Ms. Lee provided an update on the next steps for the proposed zoning regulation updates, noting that the City Council would be presented with the Planning Commission's recommended changes at its April 15 meeting. After that, a public hearing would be held at the May 7 Planning Commission meeting, at which a motion would need to be made to send the updates to Council for final approval.

**PUBLIC HEARINGS**

None

**NON-PUBLIC HEARINGS**

PC2024-106	Site plan and exterior building review for municipal complex improvements 7700 Mission Road Zoning: R-1A Applicant: Jean Stoverink, Clark and Enersen
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Mr. Smith stated that the proposed municipal complex renovation and construction project began in 2020 to address space constraints at the police department, municipal court, and city hall. A feasibility study was conducted in 2020 followed by a facility assessment in 2022.

A programming phase followed in 2022 to determine current and future space needs. In 2023, concepts were developed to evaluate renovations and new construction, which were discussed at a City Council work session in February 2023. Upon evaluating multiple design concepts, balancing needs and costs of renovation-only concepts, the City decided to evaluate additional concepts including new construction. In June 2023, three design concepts were presented to the Finance Committee, and then to the City Council. These concepts were renovation-only, renovation with an addition, and new construction. Based on cost/benefit discussions, the City Council approved proceeding with a new construction option and a specified budget. The City Council narrowed concept options in November 2023 to proceed to the schematic design phase.

Mr. Smith said that the project would involve the construction of a new city hall building on the southwest portion of the property, renovation and conversion of the existing buildings into police and municipal court facilities, and integration of new parking or expansion of existing parking within internal spaces between buildings. The plan was selected by the City Council, and was presented in a public open house on Tuesday, March 26, with specific invitations mailed to surrounding properties according to the City's resident participation policy.

Mr. Smith said public projects were typically exempt from the review procedures of the development codes, since cities, as project owners, have an equal or greater burden to operate in the interest of the public. However, cities generally follow all applicable development standards. He noted that was the case for the proposed project, and that non-residential buildings in R-1A zoning districts ordinarily required a site plan review by the Planning Commission. The review would provide the Planning Commission an opportunity to comment on the plan and design concepts; however, the City Council, as the project owner, would make all final decisions on the site plan.

Rick Wise, Senior Principal Architect with Clark and Enersen, 15412 W. 91<sup>st</sup> Terrace, Lenexa, was present to answer questions from commissioners.

Mr. Kersten asked for information about the stormwater runoff design for the project. Dan McGee, Lamp Rynearson, 9001 State Line Road, Suite 200, Kansas City, MO, said that the plan was for all drainage to be captured on the south side of the property using hydrodynamic separators and curb inlet filters, and well as underground detention in the parking lot.

Mr. Kersten also asked for details about the landscape design concept. Mr. Wise stated that the design was not yet complete, and was still being reviewed by the landscape architect. He added that the intent was to achieve LEED Platinum certification for the new city hall building and LEED Gold certification for the existing buildings with the addition

for the municipal court. As such, the landscape design would include methods to reduce water usage.

Mr. Kersten asked why a secured parking lot was included for staff. Mr. Wise said that it was a request made by the City, but that it would not be fenced, like the secure parking area for the police department.

Mr. Kersten requested further information about the exterior design concept, including how the proposed exterior materials were selected. Mr. Wise said that materials were generally chosen to match what was found on the existing buildings in the municipal complex, specifically the brick material. Additionally, fiber cement was chosen to give a modern look to the new building.

Mr. Breneman asked how the generators in the proposed city hall design would be accessed. Mr. Wise said the generators could be accessed by a sidewalk from the west as well as an access driveway from the south. He also noted that the generators would be powered by natural gas.

Mr. Birkel asked how the placement of the new city hall building had been chosen. Mr. Wise stated that a number of strategies were considered, but that ultimately the decision to have the front door of the building facing drivers as they approached using the existing driveway was the best option. Additionally, site restrictions and the maintenance of green space limited possible locations. Mr. Birkel said that he had concerns with the new city hall being at the bottom of the hill in a less conspicuous location than it was currently located.

Mr. Birkel also asked if the proposed parking plan could be redesigned to be more efficient. Mr. Wise stated that the proposed plan focused on the safety of pedestrians in the lots, and was designed based around constraints found at the site.

Ms. Brown asked for information about the proposed separation of the municipal court and city hall. Mr. Wise stated that functionally, it was more important to have the court and police department placed close to each other, and less necessary to have city hall functions located in the same building. Ms. Brown added that she felt the proposed additional parking lot on the southeast side of the campus should be pushed farther back from Mission Road. Mr. Wise said that change would likely be made to the design plan.

Mr. Breneman stated that he didn't believe the proposed exterior design of the new city hall building fit the style of Prairie Village.

## **OTHER BUSINESS**

None.

## **ADJOURNMENT**

With no further business to come before the Commission, Mr. Wolf adjourned the meeting at 7:42 p.m.

Adam Geffert  
City Clerk/Planning Commission Secretary