

**PLANNING COMMISSION MINUTES  
AUGUST 6, 2024**

**ROLL CALL**

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, August 6 at 7:00 p.m. in the Council Chambers at 7700 Mission Road. Vice-Chair James Breneman called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, James Kersten, Melissa Brown, Melissa Temple, and Jeffrey Valentino.

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

**APPROVAL OF MINUTES**

Mr. Birkel noted that Mr. Brewster’s name was misspelled on page two of the minutes. **He then moved to approve the minutes of the July 2, 2024, regular Planning Commission meeting with the correction. Mr. Kersten seconded the motion, which passed 5-0, with Ms. Brown in abstention.**

**OLD BUSINESS**

None.

**PUBLIC HEARINGS**

None.

**NON-PUBLIC HEARINGS**

PC2024-113	Site plan for monument sign 8101 Mission Road Zoning: C-2 Applicant: Claridge Court, Robert Salierno
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Mr. Brewster stated that the applicant wished to replace a monument sign on a 4.78 acre site located is the northeast corner of Mission Road and Somerset Drive, used for senior living. The existing monument sign orients to the corner in a large landscape frontage. The plan proposes replacing the sign with an ornamental fountain on the corner and two monument signs further from the corner: one oriented to Mission Road and one oriented

to Somerset Drive. The plan also includes a landscape plan for a large portion of the corner and each street frontage.

Mr. Brewster noted that all new monument signs require approval by the Planning Commission, and had the following specific standards in nonresidential districts:

- One sign per street frontage
- 20 square feet maximum, 5' high maximum (allowance for support structures to exceed)
- 3' setback from all property lines or 12' from street, whichever is greater, with associated landscape plan to integrate sign into site and soften appearance of structure elements
- Base under at least 75% of sign structure, and materials that complement the building or other site elements

The applicant proposes two monument signs to replace the current sign oriented towards the corner. The sign height is 5' with 5.5' high ornamental pillars, which meets the standards. The signs sizes are 20.28 square feet and are held by 2.66' x 2.66' capped stone pillars on each side. As a result, the signs are slightly over the permitted size and include a different base structure than anticipated by the standards, requiring an exception for each.

Mr. Brewster stated that the signs are proposed to be set within a large landscape frontage and meet all setback requirements. The landscape plan includes an ornamental fountain oriented to the corner. This type of ornamental structure is permitted and does not require site plan review, but is integrated into the landscape plan for the monument signs. He noted that Public Works had reviewed the plan for all sight distance requirements and found them to be acceptable. The landscape plan does propose removing four existing frontage trees; however, these will be replaced by a combination of eight shade trees and five ornamental trees, which meets the mitigation requirements of the tree protection ordinance for removal of frontage trees.

Mr. Brewster said that staff recommended that the Planning Commission approve the monument sign and landscape subject to the following conditions:

1. The Planning Commission approves an exception to the size requirement for the signs proposed due to the minimal nature of the size exception, the integration of the signs into a large landscape area, and their placement along large frontages
2. The Planning Commission approves an exception to the base requirement of 75% due to the alternative design proposal, and the integration of capped stone pillars into the landscape plan and site
3. The applicant confirms the sign panel materials and colors prior to approval by the Planning Commission

Robert Salierno, Executive Director of Claridge Court was present to discuss the application.

Mr. Birkel asked if the proposed fountain would run year-round or be turned off during winter months. Mr. Salierno said that other fountains in the facility's courtyard were turned off and covered during the winter, and he assumed this fountain would be as well, though it was still under review. Mr. Birkel also asked how water would be routed to the fountain. Mr. Salierno stated that the fountain would be tied in to the existing sprinkler system for its water source.

Mr. Kersten asked whether the sign dimensions could be slightly reduced to meet the permitted size. Mr. Salierno said that could be done.

Mr. Breneman asked if the sign materials and colors had been provided. Mr. Brewster said they had not, and that they would need to be confirmed. Mr. Salierno said the columns on either side of the sign would be made of brick with stone caps, but that he was unsure of the sign material itself.

Ms. Brown asked what material would be used for the fountain. Mr. Salierno said that the exterior of the fountain would be composed of brick similar in color to the existing brick on the building.

Mr. Brewster said that the sign regulations required that sign materials, particularly the frames, casings and base should be chosen to complement the architecture of the building. Additionally, signs themselves should generally be made of natural materials, such as wood, metal, ceramic or stone. Synthetic materials should only be used if they look similar to natural materials.

**Mr. Valentino made a motion to approve the application with the conditions listed, adding that staff should verify the materials being used and bring the application back to the Planning Commission if staff felt the material and color specifications did not meet the sign standards. The motion was seconded by Ms. Brown and passed 6-0.**

## **OTHER BUSINESS**

None.

## **ADJOURNMENT**

With no further business to come before the Commission, Mr. Breneman adjourned the meeting at 7:30 p.m.

Adam Geffert  
City Clerk/Planning Commission Secretary