

PLANNING COMMISSION MINUTES
September 11, 2012

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, September 11, 2012, in the Council Chamber, 7700 Mission Road. Chairman Ken Vaughn called the meeting to order at 7:05 p.m., due to conflicting meeting in Council Chambers, with the following members present: Randy Kronblad, Bob Lindeblad, Dirk Schafer, Nancy Wallerstein, Gregory Wolf and Nancy Vennard.

The following persons were present in their advisory capacity to the Planning Commission: Ron Williamson, City Planning Consultant; Dennis Enslinger, Assistant City Administrator; Ted Odell, Council Liaison and Joyce Hagen Mundy, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Randy Kronblad moved the approval of the minutes of August 8, 2012 with the following change on page 4 "Randy Kronblad noted there is currently a sign on the playground fence. Mr. Enslinger confirmed the sign was a temporary fence sign that would be allowed for 90 days." The motion was seconded by Gregory Wolf and passed by a vote of 5 to 0 with Nancy Wallerstein and Dirk Schafer abstaining.

PUBLIC HEARINGS

**PC2012-08 Request for Conditional Use Permit for Drive-Thru Service Window
6920 Mission Road**

**PC2012-113 Request for Site Plan Approval - PV Shopping Center NW corner of 71st
Street & Mission Road**

PC2012-114 Request for Preliminary & Final Plat Approval - PV Shopping Center

Curtis Petersen, with Polsinelli, Shughart, PC, representing the PV Retail Shops addressed the Commission on behalf of Owen Buckley. He restated the ownership group's commitment to the enhancement of both the Corinth and Prairie Village Shopping Centers. He stated that he would be speaking on all three applications before the Commission.

The first project is the vacation of Mission Lane and related streetscape improvements. This is the project identified in the CID agreement with the City. The second project is the removal of the "Waid's" building and the construction of an approximately 6,000 square foot retail center replacing the Waid's facility. This will simulate the existing retail strip that includes Starbucks, TCBY & Village Flower. It will be a multi-tenant facility with two patios and two to three tenants with a maximum of four. They are exploring the moving Starbucks to the new location with the drive-thru service capability. The

third project is the expansion of Hen House by approximately 14,000 square feet to the north.

The required Planning Commission action will include overall site plan approval, a conditional use permit for the drive-thru and a platting of the property reflecting the vacation of Mission Lane. It is their desire to begin on the streetscape improvements to Mission Lane the first week in November; then move on to the "Waids" project with the expansion of Hen House tentatively scheduled for mid to late spring 2013. Mr. Petersen noted the ownership group has been working on these projects over the past several months meeting with tenants, neighbors and others. The purpose of tonight's meeting is to gather information both from the Commission and the residents.

Mr. Petersen acknowledged the changes will require coordination among the tenants on delivery schedules, etc. A study has been conducted by GBA of the parking needs for the center and found that there will be substantial parking available for the needs of the center.

Mr. Petersen stated it is not an option of the ownership group to not move forward with the CID project.

Ed Alexander, with Hollis + Miller Architects reviewed the concept drawings for the Mission Lane Project. The focus of this project will be to create a pedestrian friendly "Norman Rockwell" looking streetscape. There will be fountains at the entrances, by Hen House and two other possible locations. There will be islands featuring stone retaining walls, sculptures, bike racks, places for sitting with tables and street lights with hanging flower baskets. The pedestrian walkways will be clearly identified by pavers. The sidewalks will be wider. The center will have an urban appearance while being a neighborhood center.

The proposed building to replace Waids will be in keeping with the existing shopping architecture with stone and brick including patios, pavers and landscaping. Mr. Alexander reviewed the exterior Hen House expansion concept drawings. He noted that Hen House officials have not finalized their interior changes.

Nancy Vennard asked if there would be improvements to other areas of the Mall and the west side of the shopping center. She noted the current parking area on the west is a free-for-all and needs to be addressed. Mr. Alexander responded their traffic consultants have confirmed there are an adequate number of parking spaces. There are no specific plans for these areas at this time other than to continue the concepts being introduced.

Bob Lindeblad asked where the front door would be for Hen House. Mr. Alexander stated that is contingent on the interior store plans which have not been finalized by Hen House. Mr. Lindeblad stated he felt that information was important for the big picture in the development of the site. Curtis Petersen responded they are almost certain the exterior location of the door is an accurate approximation. It is the inside circulation patterns that are still being finalized. There will be a door along Mission Lane and

possibly another. The site plan has been designed to make it pedestrian friendly to get to one door or the other. Mr. Alexander noted the structural element is in place for the door as proposed. They are encouraging Hen House to have two doors.

Dirk Schafer noted the parking between the Hen House and US Bank appear to be separate lots with the same situation to the south of Hen House and US Bank. It appears to be three separate lots and he felt it would be easier to navigate if there was connectivity between the lots. Mr. Alexander responded that has been discussed and will be reflected in the revised plans.

Mr. Schafer felt it was a wise decision to open up the parking lot in front of Bruce Smith Drugs. Mr. Alexander noted the parking stalls are not changing; they are only making the sidewalks wider.

Nancy Wallerstein pointed out that if there was only one entrance to Hen House most of the patrons will need to cross Mission Lane to get to their cars. Mr. Alexander stated they are more clearly indentifying the crossing areas with pavers that will alert traffic to slow down. Mrs. Wallerstein stressed the importance of taking into consideration the demographics of the city with a high population of elderly and a growing population of young families. She feels there would be less traffic conflict if there was a corner entrance.

Nancy Vennard asked where Macy's fit into this plan. Curtis Petersen stated nothing new has been proposed for Macy's. They have been made aware of the plans. Mr. Alexander added that they have meet with them to discuss possible elements being used could be carried over to their property down the road.

Ron Williamson confirmed the relocation of Starbucks to the new building has not been finalized. Mr. Petersen noted their current lease will be expiring soon and their corporate plan is to move away from facilities that do not have drive-thru service windows. The ownership group would like to keep them as tenants and the new location would be able to meet that accommodation. Mr. Enslinger noted that typically the city has not approved drive-thru windows without knowing what type of service will be using the facility. He stated different uses of drive-thru facilities create different volumes of traffic and traffic at different time of the day.

Ted Odell asked with the almost doubling of its size if Hen House would add any new elements. Mr. Petersen responded he does not know, but noted there has been discussion with other merchants.

Mr. Odell asked if it wouldn't make more sense to drop the traffic from the drive-thru onto Mission Road rather than Mission Lane. Mr. Alexander responded with the building location and shape it makes more sense to go out on Mission Lane with less traffic and slower traffic speeds and fewer vehicles.

Ken Vaughn noted that regardless of Mission Lane becoming a private street, to the public it will remain a major street.

Nancy Wallerstein asked if the applicant has met with the merchants and addressed the concerns that were included in the information given to the Planning Commission. Mr. Petersen stated there have been multiple meetings with the tenants both formally and informally with on-going dialogue. Mrs. Wallerstein stated she hoped the new plans will reflect changes to address their concerns.

Randy Kronblad expressed concern with the doubling the size of Hen House and its impact on taking away nearby parking for patrons. Mr. Alexander stated that Hen House has reviewed the parking and will be doing a better job of directing where their employees can park.

Ken Vaughn asked about lighting, especially if employees will be asked to park in more distant parking spaces. Mr. Alexander responded safety is paramount and noted they will be meeting with the police department also on any locations they feel should have additional lighting.

Nancy Wallerstein asked if there would be grocery cart parking areas. Mr. Petersen stated there would not be. Hen House will continue to provide carryout services.

Nancy Vennard asked if there had been any discussion on moving Mission Lane to create more parking close to Hen House. Mr. Alexander stated they want to keep the feel of a neighborhood street and also noted difficulties with utilities and easements. Mrs. Vennard stated this is a suburban community with people driving their cars to grocery shop. They do not walk to the center to get groceries. She stated she counted 18 parking spaces on the plan and noted with van and ADA parking that number will be reduced to 14 while you are doubling the size of the store. Mr. Petersen stated he is confident that Hen House will look out for its patrons.

Nancy Wallerstein noted that with the Corinth Hen House expansion, the Commission was advised that the trend for grocery store design was going with only one entrance. She would be surprised if Hen House did not go with only one entrance at this location also. She suggested if that was the case that they look at possibly using the space proposed for the second entry as a drive up area.

Dirk Schafer advised the applicant to strong encourage Hen House to have their plans for the entry finalized before they appear before the Commission in October for approval.

Chairman Ken Vaughn opened the meeting to comments from the public.

Charles Schollenberger, 3718 West 79h Terrace, noted the two centers appear to have different architectural styles of the centers with one being "colonial" and the other "French chateau" and he felt they needed to be the same. He feels the proposed tower entrance for the Hen House is too tall; it creates the window vs. no window issue for the CVS building.

He asked if the building replacing Waids and the Hen House expansion were being paid for with CID funds and stated if so he felt that was a misuse of CID funds. A new building or building expansion for a private developer should not be funded with taxpayers' dollars. Bob Lindeblad replied the Planning Commission has no authority on funding - that is an issue between the city council and the developer.

Joel Crown, 4200 West 69th Street, stated that neither he nor any of his neighbors had been contacted regarding the proposed projects. He is concerned that the reduced parking will force employees and others onto the street. He expressed concern with the proposed drive-thru and noted he would rather use a cart than tip the carryout person a dollar every time he goes shopping.

Suzanne Allen, 6501 Roe Avenue, addressed the Commission as a Prairie Village shopper and noted that she had sent comments to the Commission earlier with some of her concerns. She stressed the need to keep in mind the aging population and stated that any development needs to be elderly friendly. She opposes the limited parking proposed. She wants easy access into and out of Hen House quickly. She prefers smaller stores that allow her to get to what she needs without having to walk the entire store. Ms Allen noted that at noon today half of the parking lot by US Bank was full. The limited parking will push Hen House patrons further out requiring them to cross a busy street that has been narrowed to two lanes. If there is a drive-thru for Starbucks it should be a right-turn only - not crossing traffic. If Hen House wants to make improvements, she suggested a better deli and salad bar. Ms Allen does not feel the narrower loading dock area is going to be sufficient to allow trucks to turn around.

Chuck Dehner, 4201 West 68th Terrace, questioned who was responsible for posting the notice of hearing sign which was inaccurate and noted he was not able to find information on the city's website. Mr. Dehner also expressed concern with the outdoor patios for restaurants blocks the sidewalks and forces people to walk in the street. This needs to be addressed. He is opposed to the drive-thru exiting on Mission Lane. He would like to see them work with Starbucks to keep it in the Village and to wrap around the drive-thru to exit onto Mission Road. He feels the proposed outdoor patio on the west side would be better placed on the south side.

Chairman Ken Vaughn closed public comment at 8:30 p.m.

Mr. Vaughn stated all the applications would be continued to the October 2nd meeting of the Planning Commission when new plans will be considered and the questions that have been raised would be addressed.

Dennis Enslinger stated the information on this project and other CID projects is posed on the City's website under Government - Projects - CID - Drawings. If you click the red line you will be taken to the drawings and information. The Planning Commission packet is not posted until the Friday prior to the Commission meeting. Individuals can sign up for "E-Notification" and will be notified whenever anything is posted. The PV Shopping Center Drawings have been posted since they were received two weeks ago.

Randy Kronblad expressed concern that the issues raised by the tenants be resolved prior to the next meeting. It will be difficult for the Commission to grant approval with unresolved issues and without knowing where things stand on other issues. There are serious issues that need to be addressed.

Bob Lindeblad thanked the applicant for their efforts noting one of the primary objectives of Village Vision is to have improvements made to the shopping centers. Change and growth are often difficult in older neighborhoods. He wants to see how to make these improvements work. Prairie Village is more suburban and urban and parking is important. He also acknowledged the importance of successful grocery stores to successful shopping centers.

Bob Lindeblad moved that the Planning Commission continue PC2012-08 Request for Conditional Use Permit for Drive Thru at 6920 Mission Road; PC 2012-113 Site Plan approval for the northwest corner of 71st Street and Mission Road and PC2012 Preliminary & Final Plat Approval for the Prairie Village shopping Center. The motion was seconded by Dirk Schafer and passed unanimously.

OTHER BUSINESS

Dennis Enslinger announced the agenda for the October 2nd meeting will include these three items as well as a residential retaining wall, site plan approval for "Spin Pizza" and a BZA application for the drive-thru at CVS.

Dennis stated that over the past year he has been working with Countryside East Homes Association at their request on the development of overlay district criteria. They are addressing big ticket items. He will make a presentation on their ideas to the City Council at the September 17th meeting. He can bring it forward to the Commission in October or November. The Planning Commission will need to approve additional regulations to allow for the establishment of an appeal board. The Homes Association would like to have the Planning Commission serve as the appeal board or a subcommittee of the Commission with two homes association board members. The presentation needs to be made for the Commission to initiate the required public hearing in December. Countryside East wants to present it to their board at their annual meeting in January.

Ken Vaughn asked how early the Commission could get the information to review. Mr. Enslinger invited the commission members to attend the presentation before the Council Committee of the Whole at 6:30 Monday evening, September 17th. Mr. Enslinger stated the overlay district would be regulated by the City at staff level with appeals coming before the Commission.

The Planning Commission directed staff to add it to the October agenda.

Nancy Wallerstein asked about a recent article in the business section regarding Meadowbrook Country Club. Mr. Enslinger stated he was aware of the article but had no further information. Any action will need to come before the Planning Commission.

ADJOURNMENT

With no further business to come before the Planning Commission, Chairman Ken Vaughn adjourned the meeting at 8:40 p.m.

Ken Vaughn
Chairman