

**PLANNING COMMISSION MINUTES  
FEBRUARY 5, 2013**

**ROLL CALL**

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, February 5, 2013, in the Council Chambers, 7700 Mission Road. Chairman Ken Vaughn called the meeting to order at 7:00 p.m. with the following members present: Randy Kronblad, 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; Jim Brown, Building Official, Ted Odell, Council Liaison and Joyce Hagen Mundy, City Clerk/Planning Commission Secretary.

**APPROVAL OF MINUTES**

Nancy Vennard noted Mr. Kerr's address on page 3 should be 86<sup>th</sup> Street, not 83<sup>rd</sup> Street. Gregory Wolf moved the minutes of the January 8, 2013 be approved as corrected. The motion was seconded by Nancy Vennard and passed unanimously.

**PUBLIC HEARINGS**

**PC2013-02 Ordinance Revisions to Section 19.25 "Overlay zoning District" to adopt Design Guidelines for Countryside East Homes Association**

On January 8, 2013, the Planning Commission set the public hearing date for consideration of the Countryside East Neighborhood Overlay District for February 5, 2013. The notice of hearing was published; however, the mailing to the area residents was not sent within the required timeframe. Therefore, staff requests that the Planning Commission continue this item to their March 5, 2013 meeting to allow for proper notification.

Gregory Wolf questioned what would be on the agenda for the March 5<sup>th</sup> meeting and if it would be better to continue the application to the April Meeting. Dennis Enslinger responded the March agenda has a public hearing for a special use permit for St. Ann's School, a church monument sign, site plan approval for a lot in Mission Pines and the items requesting continuance from this evening's agenda followed by the Mission Valley work session. He noted that it is a full agenda; however, the April agenda will include the public hearing on the Mission Valley Project which is anticipated to include significant resident comments. There will not be any resident comment allowed at the work session.

Nancy Wallerstein moved the Planning Commission continue item PC2013-02 Ordinance Revisions to Section 19.25 "Overlay Zoning District" to adopt Design Guidelines for Countryside East Homes Association to March 5, 2013. The motion was seconded by Randy Kronblad and passed unanimously.

**NON-PUBLIC HEARINGS**

**PC2013-101      Site Plan Approval - Roe 89 Shops  
8825 & 8839 Roe Avenue**

Dennis Enslinger stated the applicant has requested that this item be continue to the March 5<sup>th</sup> meeting of the Planning Commission.

Nancy Wallerstein moved that PC2013-101 be continued to the March 5, 2013 meeting of the Planning Commission. The motion was seconded by Randy Kronblad and passed unanimously.

**PC2013-104      Preliminary & Final Plat Approval - St. Ann's  
7231 Mission Road**

Arnie Tulloch, with Shafer, Kline & Warren, stated St. Ann Catholic Church and School are proposing a number of changes to their campus which were approved by the Planning Commission on January 8<sup>th</sup> with the condition that the property be platted. The area is proposed to be platted in two lots. Lot 1 is approximately 6.1 acres; includes the developed portion of the property, and fronts on Mission Road. Lot 2 is approximately 4.6 acres, includes the recreation area and fronts on Windsor Street.

They have received the staff comments on their application and agree to the staff recommended conditions of approval.

**PRELIMINARY PLAT**

Ron Williamson noted the Preliminary Plat contains the information normally required. As can be seen there are several easements for sanitary sewer, power and drainage. There is a water line on the east side of the gym that does not show a connection to either the north or south. It is also noted that it is in a "possible easement." An easement needs to be shown on the Final Plat unless a release is granted by Johnson County WaterOne.

**FINAL PLAT**

Mr. Williamson noted the Final Plat contains essentially all the information required. There is one minor item. A dimension of 365.52' is shown on the north side of Lot 2. There does not appear to be any purpose for this number and it should be removed.

Also, the Governing Body does not approve plats but accepts easements and right-of-ways. A note should be added under dedications as follows: "All right-of-ways and easements as shown on the face of the plat are hereby dedicated to the public." The signature of the Governing Body should also be changed as follows: "The Governing Body of the City of Prairie Village, Kansas does hereby accept all public easements and right-of-ways contained herein, this \_\_\_\_\_ day of \_\_\_\_\_, 2013."

The sanitary sewer easement running north and south through Lot 2 is shown on the Preliminary Plat but is left off the Final Plat.

The water line easement on the east side of the gym needs to be shown on the Final Plat or released.

Nancy Vennard moved the Planning Commission approve the Preliminary and Final Plats of Saint Ann's Catholic Church subject to the following conditions:

1. That the dimension of 365.52 feet on the north side of Lot 2 be removed.
2. That the following text be added to the Dedication section:  
"All right-of-ways and easements as shown on the face of the plat are hereby dedicated to the public."
3. That the signature block for the Governing Body be revised as follows:  
"The Governing Body of the City of Prairie Village, Kansas does hereby accept all public easements and right-of-ways contained herein, this \_\_\_\_\_ day of \_\_\_\_\_, 2013."
4. That the sanitary sewer easement be shown on Lot 2.
5. That the water line east of the gym be in an easement or the easement released by WaterOne.
6. That the Final Plat as approved be revised and three copies submitted to the City for their records.
7. That the applicant submit the Final Plat to the Johnson County surveyor for a review.

The motion was seconded by Dirk Schafer and passed by a vote of 6 to 0.

Dennis Enslinger noted the final plat will be forwarded to the City Council for acceptance of easements and rights-of-way.

#### **PC2013-105 Amendment to Sign Standards**

##### **4601 - 4621 West 90<sup>th</sup> Street - Somerset Plaza**

Jennifer Schellhase, 4617 West 90<sup>th</sup> Street, is locating her business in the Somerset Plaza Shops and is seeking signage that would allow for logos and lighted signs. Her proposed sign is a sign band that is building into the façade, similar to that of the adjacent tenant. Shirley Nelkin, owner of the center, was also present and has approved the proposed revisions to the sign standards.

Ron Williamson stated the initial sign standard were approved by the Planning Commission in November, 1987. The proposed changes are minor. The old sign standards did not allow logos or lighted signs and the new standards do. The Somerset Plaza Shops were built in 1961 and the tenant that is probably most well-known is Tatsu's French Restaurant.

After reviewing the proposed Sign Standards there are three comments. First, the title of the Sign Standards should contain the addresses of the Plaza Shops, 4601 - 4621 West 90<sup>th</sup> Street, and the date of Approval, February 5, 2013.

Second, under Tenant Signs in the second line of the first paragraph the word "faced" should be "facade".

Third, a section should be added for the monument sign as follows:

Monument Sign: One monument sign shall be permitted for the Center. The sign face may be changed by approval of City Staff. If the sign is relocated or redesigned it shall be submitted to the Planning Commission for review and approval.

Nancy Wallerstein moved the Planning Commission approve the Amended Sign Standards for Somerset Plaza Shops subject to the following conditions:

1. That the applicant add the shop addresses and date of approval to the title of the Sign Standards.
2. That the word "face" be changed to "facade" in the Tenant Signs section.
3. That a Monument Sign Section be added as follows:  
Monument Sign: One monument sign shall be permitted for the Center. The sign face may be changed by approval of City Staff. If the sign is relocated or redesigned it shall be submitted to the Planning Commission for review and approval.
4. That the applicant revise the Sign Standards and submit three copies to City Staff.

The motion was seconded by Gregory Wolf and passed by a 6 to 0 vote.

### **OTHER BUSINESS**

#### **PC2011-116 Consider requested sign change at Corinth Square Hen House**

Dennis Enslinger stated on June 5, 2012, the Planning commission approved a site plan for the building façade changes to the Hen House building at Corinth Shopping Center. As part of that process the applicant provided proposed signage for the building that was approved.

The applicant has modified the proposed signage on the south elevation. Originally, the signage was contained within the sign band and was 20 square feet. The proposed signage has been moved to the wall and consists of 85.7 square feet.

Ron Williamson noted the current sign is located on the south wall in the same location as proposed for the new sign.

Jana Foster with Words & Pictures Signs was present representing the Ball Group to answer any questions of the Commission.

Nancy Wallerstein moved the Planning Commission approve the proposed sign modification as shown in the drawings dated 01-08-2013 to allow for a larger wall mounted sign on the south elevation. The motion was seconded by Dirk Schafer and passed by a 6 to 0 vote.

#### **Mission Valley Project**

Dennis Enslinger announced that Tutera has moved the timeline back one month. They will be submitting plans on March 1<sup>st</sup> and hold a work session with the Planning Commission after its March 5<sup>th</sup> meeting. The official public hearing and consideration of the applications will be at the April 2<sup>nd</sup> Planning Commission meeting with the item being considered by the Governing Body the month following the Commission action.

Mr. Enslinger announced that Tutera will be holding another community meeting on February 21<sup>nd</sup> at Shawnee Mission East from 6:30 to 8:30 p.m. Staff has not seen revised plans but will be meeting with the applicant on February 11<sup>th</sup>.

The commission members and staff discussed the process for review of the application and the protocol to be followed. The impact of a probable protest petition was reviewed. Staff reminded the Commission that they are not required to take action on the application on April 2<sup>nd</sup> if they feel they need more information or time to make a decision. Staff noted this is a very large multi-phase project and that they do not expect the applicant to have detailed information available particularly on the later phases of the project.

**Next Meeting**

The March 5<sup>th</sup> meeting of the Planning Commission will be held at the Indian Hills Middle School Gymnasium. The agenda items will include the public hearing for the Country East Neighborhood Overlay District and for a Special Use Permit for St. Ann's School, the continued application PC2013-101 for site plan approval at 8825 & 8839 Roe Avenue, site plan approval for a lot in Mission Pines and a monument sign request by Hillcrest Covenant Church. The meeting will be followed by a work session with the development team for the former Mission Valley School property. No public comment will be accepted at the work session.

**ADJOURNMENT**

With no further business to come before the Planning Commission, Chairman Ken Vaughn adjourned the meeting at 7:50 p.m.

Ken Vaughn  
Chairman