

**PLANNING COMMISSION MINUTES**  
**May 6, 2014**

**ROLL CALL**

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, May 6, 2014, in the Municipal Building Council Chambers at 7700 Mission Road. Vice Chairman Bob Lindeblad called the meeting to order at 7:00 p.m. with the following members present: Nancy Wallerstein, Jim Breneman, Larry Levy, Randy Kronblad and Nancy Vennard.

The following persons were present in their advisory capacity to the Planning Commission: Ron Williamson, City Planning Consultant; Kate Gunja, Assistant City Administrator; Jim Brown, Building Official and Joyce Hagen Mundy, City Clerk/Planning Commission Secretary.

**INTRODUCTION OF NEW COMMISSION MEMBERS**

Vice Chairman Bob Lindeblad welcomed Jim Breneman and Larry Levy who were appointed by Mayor Shaffer to the Planning Commission on April 7th.

**APPROVAL OF MINUTES**

Nancy Vennard noted a typographical error on the last page of the minutes in the second paragraph "wither" should be "whether" and moved the approval of the Planning Commission minutes of April 1, 2014, as corrected. The motion was seconded by Randy Kronblad and passed by a vote of 4 to 0 with Breneman and Levy abstaining.

**ELECTION OF OFFICERS**

Bob Lindeblad stated with the resignation Ken Vaughn, the position of Planning Commission Chairman is vacant and asked for nominations for Chairman, Vice-Chairman and Commission Secretary.

Nancy Vennard nominated Bob Lindeblad to serve as Chairman of the Planning Commission. Randy Kronblad seconded the motion and with no additional nominations the motion was passed unanimously.

Nancy Wallerstein nominated Nancy Vennard to serve as Vice-Chairman of the Planning Commission. Randy Kronblad seconded the motion and with no additional nominations the motion was passed unanimously.

Nancy Vennard nominated Joyce Hagen Mundy to serve as Secretary of the Planning Commission. Jim Breneman seconded the motion and with no additional nominations the motion was passed unanimously.

## **PUBLIC HEARINGS**

### **PC2014-03 Renewal of Special Use Permit for Daycare Program 4805 West 67th Street**

Bob Lindeblad announced that as a member of Faith Lutheran Church, the owner of the facility used by the Kansas City Autism Training Center, he would be recusing himself from participation in PC2014-03 the request for renewal of the Special Use Permit for a Daycare Program at 4805 West 79th Street and left the room.

Vice-Chairman Nancy Vennard reviewed the procedure for the public hearing and confirmed with the Planning Commission Secretary that the appropriate notices had been published and mailed.

Ron Johnson, Executive Director of the Kansas City Autism Training Center, 4805 West 67th Street, noted they have been located in Prairie Village for eight years and are requesting renewal of the Special Use Permit to operate a child care center in the Faith Lutheran Church located at 4805 W. 67<sup>th</sup> Street. KcATC plans to provide care for up to 60 children between the ages of 2-1/2 to 16. The center will operate year around Monday - Friday, 7:30 am to 5:30 pm. The center will be closed holidays; and spring, summer and winter breaks. The projected enrollment includes 18 children diagnosed with autism receiving one-on-one therapy and 42 non-autistic children enrolled in the preschool. The preschool has a one to five staff to student ratio. They have 28 staff employees.

KcATC will provide professional, research-based interventions and training for children with a pervasive developmental disorder and their families. This center will also provide education to parents, educators, therapists and other direct service providers in the Kansas City area.

The childcare center occupies two floors of the education wing of the church. Four classrooms, an office, and a storage room are used on the ground floor and four rooms are used on the first floor. There is an existing courtyard that is accessed from the ground floor that serves as the outdoor exercise and play area. The courtyard is bound by the building on the east, west and south sides and a wall and fence complete the enclosure on the north side.

A neighborhood meeting was not required since no one appeared at the original approval.

There was no one present to address the Commission on this application and the public hearing was closed at 7:10 p.m.

Ron Williamson noted the original Special Use Permit was considered and recommended for approval by the Planning Commission on May 3, 2011, and approved by the Governing Body on May 16, 2011, subject to the following conditions:

1. That the childcare center be approved for a maximum of 50 children and be contained within the existing building and courtyard as presented by the applicant.
2. That the child care center be permitted to operate year-round from 7:00 am to 6:00 pm subject to the licensing requirements by the Kansas Department of Health and Environment.
3. That the Special Use Permit be issued for the child care center for a period of three years from the date of City Council approval and that if the applicant desires to continue the use after that time period expires, they shall file a new application for reconsideration by the Planning Commission and City Council.
4. If this permit is found not to be in compliance with the terms of the approval of the Special Use Permit, it will become null and void within 90 days of notification of noncompliance unless noncompliance is corrected.

Randy Kronblad confirmed the initial Special Use Permit was for three years with the renewal being for a five-year period.

Mr. Williamson noted the applicant has made significant improvements to the playground area. Mr. Johnson stated they had received grant funds for the playground improvements and noted that overall they had spent between \$120,000 and \$150,000 on renovations to the facility for their program.

Vice Chairman Nancy Vennard led the Commission in the following review of the findings of fact required by the City's Code and the "Golden Factors":

**FACTORS FOR CONSIDERATION SPECIFIC TO SPECIAL USE PERMITS:**

1. **The proposed special use complies with all applicable provisions of these regulations including intensity of use regulations, yard regulations, and use limitations.**

The childcare program is contained within an existing building and fenced playground, which is in compliance with the zoning regulations.

2. **The proposed special use at the specified location will not adversely affect the welfare or convenience of the public.**

The childcare program will be an asset to the community because it will provide a much-needed service for taking care of children with pervasive developmental disorders. Continued approval of this location will allow the expansion of this service.

3. **The proposed special use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.**

The childcare center is located within an existing structure and will not create any problems for the adjacent property in the neighborhood. The City has not received any complaints on the use since it started operation.

4. **The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it, are such that this special use will not dominate the immediate neighborhood so as to hinder development and use of**

neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to: a) the location, size and nature of the height of the building, structures, walls and fences on the site; and b) the nature and extent of landscaping and screening on the site.

The childcare center is within an existing building and no new construction will occur. Therefore, the use will not have a dominating effect on the existing neighborhood.

5. **Off-street parking and loading areas will be provided in accordance with standards set forth in these regulations and said areas shall be screened from adjoining residential uses and located so as to protect such residential uses from any injurious affect.**

The childcare center uses the existing off-street parking and loading areas adjacent to Roe Avenue that are currently being provided by the church. The childcare center will not be operating at the same time as other events at the church and should not create a conflict. The parking lot is large and should easily accommodate the traffic and parking needs.

6. **Adequate utility, drainage and other necessary utilities have been or will be provided.**

Since this use occupies an existing facility, utility services are already provided.

7. **Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent hazards and to minimize traffic congestion in public streets and alleys.**

Adequate entrance and exit drives currently exist off Roe Avenue and the childcare center utilizes the existing infrastructure that is already in place.

8. **Adjoining properties and the general public will be adequately protected from any hazardous or toxic materials, hazardous manufacturing processes, obnoxious odors, or unnecessary intrusive noises.**

This particular use does not have any hazardous materials, processes, odors or intrusive noises that accompany it.

9. **Architectural style and exterior materials are compatible with such styles and materials used in the neighborhood in which the proposed structure is to be built or located.**

The special use has not required any changes in the exterior architecture or style of the existing building.

#### **GOLDEN FACTORS FOR CONSIDERATION:**

1. **The character of the neighborhood;**

The neighborhood is predominantly single-family dwellings to the north, south, east, and west. The existing property is a church.

2. **The zoning and uses of property nearby;**

North: R-1A Single-Family District - Single Family Dwellings  
East: R-1A Single-Family District - Single Family Dwellings  
South: R-1A Single-Family District - Single Family Dwellings  
West: R-1B Single-Family District - Single Family Dwellings

**3. The suitability of the property for the uses to which it has been restricted under its existing zoning;**

The property is zoned R-1A Single-Family Residential District which permits single-family dwellings, churches, schools, public building, parks, group homes and other uses that may be permitted either as a conditional use or special use. The property has a variety of uses available and it can accommodate uses that complement the primary use as a church.

**4. The extent that a change will detrimentally affect neighboring property;**

The use has been in existence for approximately two years and has not created any detrimental neighborhood issues. The renewal request is for 60 students, an increase of 10 students.

**5. The length of time of any vacancy of the property;**

The church was built in 1961 and, to our knowledge, has never been vacant.

**6. The relative gain to public health, safety and welfare by destruction of value of the applicant's property as compared to the hardship on other individual landowners;**

The project is within an existing building that will not have any exterior modifications. The applicant will be able to better utilize the property and no hardship will be created for adjacent property owners.

**7. City staff recommendations;**

The use has been in operation for approximately two years with no complaints; the use is within an existing building with no exterior changes; the use will have minimal impact on the neighborhood; and the use provides a needed service for preschool children that is in demand in Prairie Village. It is recommended that it be approved for five years so that it can be reevaluated to be sure that it does not adversely affect the neighborhood.

**8. Conformance with the Comprehensive Plan.**

One of the primary objectives of Village Vision is to encourage reinvestment in the community to maintain the quality of life in Prairie Village. The childcare center is an amenity that will improve quality of life in Prairie Village and help make it a desirable location for young families. This application for renewal of the Special Use Permit of the child care center is consistent with Village Vision in encouraging reinvestment; providing multiple uses in existing buildings and making better use of underutilized facilities.

Randy Kronblad moved that Planning Commission find favorably on both sets of factors and recommend approval of the renewal of the Special Use Permit for KcATC Child Care Center at 4805 W. 67<sup>th</sup> Street to the Governing Body subject to the following conditions:

1. That the childcare center be approved for a maximum of 60 children and be contained within the existing building and courtyard as presented by the applicant.
2. That the child care center be permitted to operate year-round from 7:00 am to 6:00 pm subject to the licensing requirements by the Kansas Department of Health and Environment.
3. That the Special Use Permit be issued for the child care center for a period of five (5) years from the date of Governing Body approval and that if the applicant desires to continue the use after that time period expires, they shall file a new application for reconsideration by the Planning Commission and Governing Body.
4. That the child care center be in compliance with all state and local code requirements.
5. If this permit is found not to be in compliance with the terms of the approval of the Special Use Permit, it will become null and void within 90 days of notification of noncompliance unless noncompliance is corrected.

The motion was seconded by Nancy Wallerstein and passed by a vote of 5 to 0.

### **Site Plan Approval**

Ron Williamson noted that since the use is entirely contained within an existing building and courtyard, and no physical changes are proposed to the exterior of the building or site, site plan approval is not necessary.

Chairman Bob Lindeblad returned to the meeting and chair.

### **NON PUBLIC HEARINGS**

#### **PC2014-110 Temporary Use Permit for a Summer Camp 4801 West 79th Street**

Carla Allen with Children's Mercy South stated they are requesting a Temporary Use Permit to provide an eight-week Summer Treatment Program for approximately 40 children with ADHD. This is the first year for the program to be in Prairie Village. It has been held in Overland Park the past two years. The program will be held at the Kansas City Christian School from June 2, 2014 to July 25, 2014. The hours of operation will be 7:30 am to 5:30 pm; Monday, Tuesday, Wednesday, Friday and 7:30 am to 8 pm on Thursday. The program will use three classrooms, the cafeteria, the gymnasium, and the outdoor playgrounds.

Ron Williamson stated the proposed Summer Treatment Program will use the existing building, parking lots, and outdoor areas and there will be no changes made to the property. Therefore, no site plan is required. Since the short-term use is for more than 30 days, it requires Planning Commission approval.

The Planning Commission may approve the temporary use permit provided that the application meets the following:

1. **The applicant shall submit in written form a complete description of the proposed use, including drawings of proposed physical improvements, estimated accumulation of automobiles and persons, hours of operation, length of time requested, and other characteristics and effects on the neighborhood.**

The applicant has submitted a two-page description of the program and stated on the application that it will be provided from 7:30 am to 5:30 pm; Monday, Tuesday, Wednesday, Friday and from 7:30 am to 8 pm on Thursday from June 2<sup>nd</sup> until July 25<sup>th</sup>. There will be no external changes to the facility or grounds so it should have no adverse effects on the neighborhood. This provides needed service for the community and is a good use of a facility that would remain unused for the summer.

**2. If approved, a specific time period shall be determined and a short-term permit shall not be operated longer than the period stipulated in the permit.**

The applicant has requested that the short-term use be approved for the period from June 2, 2014 to July 25, 2014, and that would be the maximum time of operation that would be permitted.

**3. Upon cessation of the short-term permit, all materials and equipment shall be promptly removed and the property restored to its normal condition. If after giving full consideration to the effect of the requested short-term permit on the neighborhood and the community, the Planning Commission deems the request reasonable, the permit for the short-term use may be approved. Conditions of operations, provision for surety bond, and other reasonable safeguards may be written into the permit. Such permit may be approved in any zoning district.**

There will be no external changes to the building and grounds; therefore, no adverse effects on the adjacent neighborhood.

Larry Levy moved the Planning Commission approve the temporary use permit for an ADHD Summer Treatment Program at 4801 W. 79<sup>th</sup> Street subject to the following conditions:

1. That the temporary use permit for the ADHD Summer Treatment Program be approved for a period from June 2, 2014 to July 25, 2014.
2. That the hours of operation shall be from 7:30 am to 5:30 pm on Monday, Tuesday, Wednesday, Friday and 7:30 am to 8 pm on Thursday.
3. That the Summer Treatment Program uses the existing building, parking, driveways, and playgrounds and will make no external changes to the property.
4. That the applicant properly maintains the exterior area of the property and will leave it in an acceptable condition when the program ends on July 25<sup>th</sup>.

The motion was seconded by Nancy Vennard and passed unanimously.

#### **PC2014-111 Site Plan Approval for Wireless Communication Antenna 7700 Mission Road**

Justin Anderson with Selective Site Consultants, 9900 West 109th Street, Suite 300, presented the application on behalf of Sprint for approval to add three new antenna panels and a fiber optic cable to upgrade its communications network for higher capacity and speed. Sprint also proposes to remove some existing equipment boxes and install new equipment within existing cabinets. The three existing equipment cabinets have been removed. The fiber optic cable will be inside the tower. Currently Sprint is at the 110' elevation on the tower and has only three panel antennas. The new antennas will be approximately 13" wide by 64" long. The antennas and the supporting equipment will add approximately 120 lbs. for each location, for a total of about 360 lbs.

Ron Williamson stated a structural analysis has been prepared and states that the monopole or tower is structurally capable of supporting the existing and proposed antennas, their mounting equipment, and the coaxial and fiber optic cable inside the tower. The structural report varied from the AT&T structural report and the difference is that the earlier report over-estimated the size and weight of the Sprint panels.

In October 2009, the Planning Commission approved the Special Use Permit Renewal for this tower and the approval was based on the new Wireless Communications Ordinance. Changes in the installation for carriers are required to be submitted to the Planning Commission for site plan review and approval. The Planning Commission approved similar upgrades for AT&T and Verizon Wireless in March.

Since no neighbors have appeared at previous neighborhood meetings and the changes were not major, the applicant was not required to hold a neighborhood meeting.

Chairman Bob Lindeblad led the Planning Commission in the following review of the criteria for site plan approval:

**A. The site is capable of accommodating the building, parking areas and drives with appropriate open space and landscape.**

The proposed improvements will occur on the existing tower, which according to the structural report is adequate to accommodate the proposed improvements.

**B. Utilities are available with adequate capacity to serve the proposed development.**  
Adequate utilities are available to serve this location.

**C. The plan provides for adequate management of stormwater runoff.**  
No additional impervious area will be created because all improvements will be on the tower.

**D. The plan provides for safe and easy ingress, egress, and internal traffic circulation.**  
The site utilizes the existing driveway and parking lot for circulation that currently serves it and no changes are proposed.

**E. The plan is consistent with good land planning and good site engineering design principles.**  
The applicant has prepared a structural analysis and the tower is sufficient to carry the additional load.

**F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed building and the surrounding neighborhood.**  
The tower has been at this location for more than twenty years and the proposed installation consists of adding three antennas, which is a minor improvement compared to the size of the tower. The tower is located in the Municipal Complex and has very little impact on surrounding residential areas.



**G. The plan represents an overall development pattern that is consistent with the comprehensive plan and other adopted planning policies.**

Wireless communications are not specifically addressed in Village Vision. Generally it falls into maintaining and improving infrastructure.

Nancy Wallerstein moved the Planning Commission approve the proposed site plan (PC2014-111) for the installation of wireless communication antenna at 7700 Mission Road by Sprint subject to the following conditions:

1. That the antennas be installed as shown on the proposed site plan.
2. That the wiring be contained inside the tower
3. That the new equipment be installed in the existing cabinets.

The motion was seconded by Randy Kronblad and approved unanimously.

**PC2014-112 Site Plan Approval for Wireless Communication Antenna  
7231 Mission Road**

Justin Anderson with Selective Site Consultants, 9900 West 109th Street, Suite 300, presented the application on behalf of Sprint for approval to add three new antenna panels to the tower at St. Ann's Church and remove three equipment boxes located at 7231 Mission Road. Currently there are three antenna panels located on the stone panels of the church steeple. All the antennas on the brick portion of the steeple have been removed.

Ron Williamson noted that in December 2011, the Planning Commission approved the replacement of three antennas and the addition of three new antennas. At that time there were 12 antennas on the steeple. All but three of those antennas have been removed. The brick portion of the steeple has been repaired more satisfactorily than the stone panels. The stone panels need to be cleaned and repaired where the antennas have been removed. At that time, the three equipment cabinets were to be removed within 12 months. The equipment cabinets need to be removed so that adequate space is available in the equipment compound to provide space for other providers.

The applicant has submitted a structural report concluding that the steeple is adequate to support the load of the existing and proposed installation. Actually, the number of antennas and supporting equipment will be less than it was in 2011.

In 1996, the Planning Commission approved a Conditional Use Permit for Sprint on the St. Ann's steeple/tower with the equipment boxes contained within a brick wall extending from the building. In 2001, a Special Use Permit was approved for Nextel. Nextel and Sprint merged and a renewal of the Special Use Permit was approved for Sprint/Nextel in 2006. In 2009 a Site Plan was approved for a Clearwire installation under the new Wireless Communications Ordinance. St. Ann's Church is a stealth wireless communication installation and therefore, under the new ordinance, only requires Site Plan Approval.

Since this is a minor change in the installation, the applicant was not required to hold a neighborhood meeting.

Chairman Bob Lindeblad led the Planning Commission in the following review of the criteria for site plan approval:

**A. The site is capable of accommodating the building, parking areas and drives with appropriate open space and landscape.**

The capability of the site to accommodate the equipment compound was addressed in the previous approval of the Conditional Use and Special Use Permits.

**B. Utilities are available with adequate capacity to serve the proposed development.**

Adequate utilities are available to serve this location.

**C. The plan provides for adequate management of stormwater runoff.**

The amount of impervious area will not be changed and, therefore, will not have an impact on stormwater runoff.

**D. The plan provides for safe and easy ingress, egress, and internal traffic circulation.**

The site utilizes the existing driveway and parking lot for circulation that currently serves it and no changes are proposed.

**E. The plan is consistent with good land planning and good site engineering design principles.**

This is a stealth installation and the details of the overall design of the equipment compound and antennas were worked out on the approval of the Conditional Use Permit and subsequent Special Use Permits.

**F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed building and the surrounding neighborhood.**

This is a stealth installation and the antennas have a very minor impact on the appearance of the church steeple. The equipment cabinets have been incorporated into a brick walled area that is attached to the building and it is not noticeable from the street. The installation has been incorporated into the steeple in a manner so that its visual impact is minimal. The brick and stone surfaces of the steeple need to be cleaned and repaired where the antennas have been removed to improve the appearance.

**G. The plan represents an overall development pattern that is consistent with the comprehensive plan and other adopted planning policies.**

Wireless communications are not specifically addressed in Village Vision. Generally it falls into maintaining and improving infrastructure.

Nancy Vennard asked for clarification on the site plan presented on sheet A3. It was determined the submitted site plan was not current. The units that remain are at 1B, 2B and 3B and the new units will be added at 1C, 1D and 3C. There will be six antennas in total. Bob Lindeblad confirmed that repairs would be made where the antennas have been removed.

Jim Breneman asked for clarification on what is a "stealth" installation. Mr. Williamson replied a "stealth" installation is where the antenna are attached to an existing structure

and are not visible. In this application all of the equipment is located in a brick wall at the base of the church and unseen to the public. Other Commission members gave examples of other “stealth” installations in the area.

Jim Breneman moved the Planning Commission approve the proposed site plan (PC2014-112) for the installation of wireless communication antenna at 7231 Mission Road by Sprint subject to the following conditions:

1. That the antennas be installed as shown on the proposed site plan.
2. That the wiring be contained inside the church steeple.
3. That all equipment and wiring shall be below the screening wall.
4. That the three existing equipment cabinets shall be removed immediately.
5. That the applicant clean and repair the surfaces where the antennas have been removed and restore the surfaces to the original condition.
6. That the new antennas shall be painted a color that blends with the brick and stone on the church steeple so that their visibility is minimized.

The motion was seconded by Nancy Vennard and approved unanimously.

### **PC2014-113 Site Plan Approval for Wireless Communication Antenna 9011 Roe Avenue**

John Schmitz with Crown Castle, presented the application on behalf of Sprint for approval to add three new antenna, install a fiber optic cable, and install new equipment in the existing equipment boxes. They are seeking approval to replace three antennas and replace three equipment boxes with two. The Planning Commission approved this in 2013. Sprint is consolidating its multiple network technologies into one new network called Network Vision.

Ron Williamson noted the conditions of approval for PC 2013-110:

1. That the antennas be installed as shown on the proposed site plan.
2. That all wiring be contained inside the tower.
3. That the three existing cabinets shall be removed immediately after the operation of the new cabinets has been approved, but in no event longer than 12 months from the date of Planning Commission approval of this application. The applicant shall notify the City when the existing cabinets are removed.
4. That the applicant prepare a structural analysis of the tower to confirm that it is sufficient to carry the additional load.
5. That the applicant replaces the existing wood fence with an eight-foot tall fence to screen the equipment boxes. Plans for the fence shall be submitted to Staff for review and approval prior to obtaining a permit.

Based on the plans submitted with this application, Sprint has complied with all the conditions.

This monopole was approved in 1996 and at that time approval was by Conditional Use Permit. The monopole was approved for a height of 100 feet and Sprint antennas are on the top. In 2004, a Special Use Permit was granted to Cingular (now AT&T) to install antennas at the 90 foot elevation along with equipment cabinets in the compound at the base of the antenna. In 2009, a Special Use Permit was granted to Clearwire to install antennas and equipment cabinets. Sprint is a major shareholder in Clearwire and the

Clearwire antennas were installed as a modification to the Sprint antennas at the top of the tower. The three new antennas, which are approximately 13" wide and 64" long, will be installed in existing canisters that are already on the pole. The fiber optic cable will be within the pole.

Subsequent to the application in 2011, a new Federal law was passed that requires all local governments to approve any request for replacement of transmission equipment on an existing wireless tower or equipment compound provided the request does not substantially change the physical dimensions of the tower or base station.

Since no neighbors have appeared at previous neighborhood meetings and the changes were not major, the applicant was not required to hold a neighborhood meeting.

Chairman Bob Lindeblad led the Planning Commission in the following review of the criteria for site plan approval:

**A. The site is capable of accommodating the building, parking areas and drives with appropriate open space and landscape.**

The capability of the site to accommodate the equipment compound was addressed in the approval of the Special Use Permit. The proposed improvements will occur on the existing tower and within the existing equipment compound.

**B. Utilities are available with adequate capacity to serve the proposed development.**

Adequate utilities are available to serve this location.

**C. The plan provides for adequate management of stormwater runoff.**

No additional impervious area will be created and therefore a stormwater management plan is not required.

**D. The plan provides for safe and easy ingress, egress, and internal traffic circulation.**

The site utilizes the existing driveway and parking lot for circulation that currently serves it and no changes are proposed.

**E. The plan is consistent with good land planning and good site engineering design principles.**

The details of the overall design of the equipment compound were worked out on the approval of the Conditional Use Permit. The applicant has submitted a structural analysis to confirm that the tower has sufficient capacity to carry the existing and proposed load.

**F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed building and the surrounding neighborhood.**

The tower has been at this location for approximately eighteen years. The tower is located at the Fire Station in a commercial area and has very little impact on surrounding residential areas. All the equipment will be located within the equipment compound. The existing ice bridge will be used. The wiring will be inside the tower. An

eight-foot high fence has been installed to provide better screening of the equipment compound.

**G. The plan represents an overall development pattern that is consistent with the comprehensive plan and other adopted planning policies.**

Wireless communications are not specifically addressed in Village Vision. Generally it falls into maintaining and improving infrastructure.

Nancy Wallerstein asked if the tower would remain when the Fire District relocated. Mr. Williamson noted the buyer of the property may want to move the tower and if so they would be required to get a new Special Use Permit. Staff would recommend that the tower be replaced with a monopole tower at that time similar to the one located at 63rd and Mission Road.

John Schmitz stated that he was aware of the situation and that Crown Castle may be interested in purchasing the tower.

Randy Kronblad moved the Planning Commission approve the proposed site plan (PC2014-113) for the installation of wireless communication antenna at 9011 Roe Avenue by Sprint subject to the following conditions:

1. That the antennas be installed as shown on the proposed site plan.
2. That all wiring be contained inside the tower.

The motion was seconded by Nancy Wallerstein and passed unanimously.

**PC2013-103 Amendment to Sign Standards  
4200 West 83rd Street**

The applicant was not present.

Ron Williamson noted that on January 8, 2013, the Planning Commission approved sign standards and a monument sign for the First National Bank building. There are two other tenants in the building and the sign standards included a provision to place the names of these businesses with their logos on the stone wall on the east facade of the building. The applicant is requesting an amendment to move the tenant signs from the wall to the face of the canopy on the east facade of the building. The signs would be lettering only with no logos as were shown on the original approval.

Mr. Williamson stated he feels the proposed signs are more attractive and more compatible with the other building signage.

Randy Kronblad confirmed the approved monument sign would not change.

Nancy Vennard moved the Planning Commission approve the amendment to the First National Bank sign standards as described in text and displayed on graphic submitted subject to the applicant submitting the revised final sign standards to the City prior to obtaining a sign permit. The motion was seconded by Jim Breneman and passed unanimously.

## **OTHER BUSINESS**

### **NEXT MEETING**

To date an application for sign standards at 5300 West 94th Terrace has been submitted. Ron Williamson stated there might be an application by the school district for a temporary classroom at Briarwood Elementary School. The Preliminary and Final Plat for Chadwick Court may be ready action at the June meeting.

Kate Gunja stated the joint work session with the Planning Commission and the City Council would not be held until the Council has completed its work on the 2015 City Budget.

### **ADJOURNMENT**

With no further business to come before the Commission, Chairman Bob Lindeblad adjourned the meeting at 7:40 p.m.

Nancy Vennard  
Vice Chairman

Bob Lindeblad  
Chairman