

**SPECIAL MEETING
PRAIRIE VILLAGE PLANNING COMMISSION
FEBRUARY 17, 2015**

ROLL CALL

The Planning Commission of the City of Prairie Village met in Special Session on Tuesday, February 17, 2015, in the Municipal Building Multi-Purpose Room at 7700 Mission Road. Vice-Chairman Nancy Vennard called the meeting to order at 5:30 p.m. with the following members present: Gregory Wolf, Larry Levy, James Breneman, and Randy Kronblad.

The following persons were present in their advisory capacity to the Planning Commission: Ron Williamson, City Planning Consultant (via telephone connection); Kate Gunja, Assistant City Administrator and Joyce Hagen Mundy, City Clerk/Planning Commission Secretary.

NON-PUBLIC HEARINGS

Kate Gunja explained that at the February 3rd Planning Commission meeting where the Planning Commission considered the Final Plat for Homestead Estates only four members were present constituting a quorum.

The Final Plat was considered and a motion made to approve the Final Plat of Homestead Estates and forward it to the Governing Body for the acceptance of rights-of-way and easements subject to the conditions recommended by staff. The motion was seconded and voted on with a vote of 3 to 0 with Mr. Levy abstaining. As this was a majority of those presented, the motion was declared passed.

Further review of the Subdivision Regulations revealed that the approval of a Final Plat must be approved by a majority of the Planning Commission requiring four affirmative votes. According to the Planning Commission's by-laws an abstention is considered a negative vote.

Mrs. Gunja noted this item is on the City Council agenda for their meeting later this evening; therefore, this special meeting has been called to confirm the Final Plat approval for Homestead Estates. The by-laws state that 3 days notice must be given prior to a Special Meeting unless waived by the Planning Commission.

Gregory Wolf moved the Planning Commission waive the required three day notice for a Special Meeting. The motion was seconded by Larry Levy and passed unanimously.

**PC2014-123 Final Plat Approval for Homestead Estates
6510 Mission Road**

In attendance were Jay Childs with BCH Rhodes representing the applicant, a representative of the Evan Talan Development, LLC and Brian Collins, Manager of the Homestead Country Club and the President of the Country Club.

Ron Williamson briefly reviewed the information presented at the February 2nd meeting.

Gregory Wolf moved the Planning Commission approve the Final Plat of Homestead Estates and forward it to the Governing Body for the acceptance of rights-of-way and easements subject to the following conditions:

1. That the applicant protect and preserve as much existing vegetation as possible on the site during construction.
2. That the applicant submit the Final Plat to the County Engineer after approval by the City.
3. Add Property Owner Maintenance of Drainage Easements and Improvements to text of Plat prior to submission to the Governing Body.
4. That the applicant make revisions to the proposed covenants as requested by Staff prior to submitting the Final Plat to the Governing Body.
5. That the Club House and pool concession buildings be demolished within 90 days following the recording of the Final Plat of Homestead Estates.
6. That the applicant include the purpose of Tract A on the south side of Homestead Court at the intersection of Mission Road in the text of the plat.
7. That the applicant vacate the water easement along the south property line and in Lot 3, relocate the water line, and provide fire hydrants as required by CFD2.
8. Waive the requirement for a landscaped island in the turnaround area of the cul-de-sac.
9. Provide a plan to Public Works to show how access will be provided to Homestead Country Club during construction.
10. That the applicant enter into an agreement with Homestead Country Club to guarantee the maintenance of the detention pond and storm drainage pipes and submit a copy to Staff prior to submission of the Final Plat to the Governing Body.
11. That the proposed street trees be approved by the Tree Board.

The motion was seconded by James Breneman and passed by a vote of 5 to 0.

Larry Levy confirmed that the action on the application by the Homestead Country Club has been finalized. Kate Gunja responded that the Governing Body approved the Special Use Permit for the Country Club on January 5, 2015.

ADJOURNMENT

With no further business on the agenda for the Special Meeting of the Planning Commission, the meeting was adjourned at 5:38 p.m.

Nancy Vennard
Vice Chair