

PLANNING COMMISSION MINUTES JANUARY 5, 2021

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, January 5, 2021 at 7:13 p.m. Due to the COVID-19 pandemic, Commission members attended a virtual meeting via the Zoom software platform. Chair Greg Wolf called the meeting to order at 7:13 p.m. with the following members present: Jonathan Birkel, James Breneman, Patrick Lenahan, Melissa Brown, Nancy Wallerstein, Jeffrey Valentino.

The following individuals were present via Zoom in their advisory capacity to the Planning Commission: Chris Brewster, Gould Evans; Jamie Robichaud, Deputy City Administrator; Mitch Dringman, City Building Official; Graham Smith, Gould Evans; Abby Kinney, Gould Evans; Ron Nelson, Council Liaison; Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Birkel moved for the approval of the minutes of the December 1, 2020 regular Planning Commission meeting as presented. Mr. Lenahan seconded the motion.

Mrs. Wallerstein asked that the concerns she raised about an additional building at the rear of the property that was not shown on the originally submitted plans for PC2020-123 be included in the minutes.

The motion to approve the minutes as amended passed 5-0, with Ms. Brown in abstention and Mr. Breneman in abstention due to technical issues.

PUBLIC HEARINGS

PC2021-101 Consider adoption of Village Vision 2.0, a revised comprehensive plan

Mr. Smith and Ms. Kinney stated that in the fall of 2018, the City Council authorized staff and the Planning Commission to begin working to update "Village Vision", the City's Comprehensive Plan. The original Village Vision was adopted in 2007, and many of the goals and implementation strategies outlined in that version had since been accomplished. After numerous work sessions with the Planning Commission and three public input meetings throughout 2019 and 2020, the draft of Village Vision 2.0 was presented to the City Council. The Council held three work sessions in the fall of 2020 to continue to work through Village Vision 2.0 and made the following changes to the document:

- Added definitions of housing affordability on pages 64-65 in Chapter 3: Implementation.
- Numbered definitions regarding allowable height and scale in village centers on page 52-59 were removed from the Comprehensive Plan, replaced instead by mentioning “multistory structures.” Text was updated regarding the height in village centers, calling for new development to reinforce existing development patterns (in both scale and height) with the exception that expanded height and scale might be considered if the developer was contributing to the Plan’s stated policies in an exceptional way, particularly when providing lower cost housing units.
- The Neighborhood Patterns section on page 68 generally discouraged lot splits, but stated that they may be considered when serving a higher public purpose and the policies outlined within the Comprehensive Plan.
- The Civic Campus section on page 62 was revised to remove specific mention of the YMCA in relation to the civic center project and general wording was revised to reflect that the “city remained committed to considering a community center at the appropriate time.”
- The 75th Street section on page 61 had been clarified to recommend consideration of a future street redesign for 75th Street when the time was appropriate, advancing a more specific process with robust public input.

Mr. Birkel asked about accessory dwelling units (ADUs) being located in close proximity to village centers in an effort to promote walking and connectivity between surrounding neighborhoods. Mr. Smith stated that the plan treated the location of ADUs near village centers as an area of emphasis, adding that even though there wasn’t a specific implementation measure to draw boundaries, it was a policy within the plan.

Mr. Wolf opened the public hearing at 7:44 p.m.

Todd Bleakley, 8621 Delmar, shared his thoughts on the affordable housing aspects of the plan. He stated that at the present time, single-family homes were in higher demand, and that subsidizing affordable housing to achieve social diversity was not the role of the City.

With no one else present to speak, Mr. Wolf closed the public hearing at 7:51 p.m.

Mr. Valentino discussed some of the edits made by the Council, specifically the change to building height allowances for village centers to “multi-story structures.” He shared concern that the new language introduced too much vagueness to the plan. Mr. Birkel agreed.

Mr. Breneman asked if the “multi-story” language was requested by Council. Ms. Robichaud stated that it was, noting that several Councilmembers were apprehensive about potentially allowing five-story buildings in every village center in the City, since development patterns and styles differed from one center to the next, and while up to 5

stories might work at the shopping center at 95th and Nall, it wouldn't fit in with the existing scale and form in established Village Centers like Corinth Square and the Village Shops.

Mr. Lenahan added that studies on each individual area might end up being required to achieve more precise recommendations. Mr. Valentino said that with the amended language, the City wasn't sending a consistent or specific message to residents and developers. Mrs. Wallerstein suggested that the Commission make a commitment to review the document on a yearly basis to determine what, if any, modifications might be beneficial.

After further discussion, Mr. Valentino made a motion to recommend approval of the comprehensive plan to the City Council as presented, with the condition that per state statute and municipal code, the Planning Commission would commit to review the plan every year and make necessary and relevant recommendations to the City Council for amendments as needed. Mr. Birkel seconded the motion, which passed 7-0.

NON-PUBLIC HEARINGS

PC2020-123 Site Plan Approval for Exception to Neighborhood Design
Standards
3111 W. 79th Street
Zoning: R-1A
Applicant: David Herron

Mr. Brewster stated that the applicant was seeking an exception to the Neighborhood Design Standards, related to the construction of a new house. Specifically, the applicant requested an exception to Section 19.06.025.D.1 regarding building massing and windows. Mr. Brewster added that the application had been continued from the December 2020 meeting, at which the Planning Commission had requested that the applicant modify his design plan to include more glass on the north (front) and west sides of the home.

Property owner David Herron, 3117 W. 79th Street, was present to speak about the application. He shared a presentation detailing the modified design of the home, noting that he had made significant changes to better meet the glazing requirements, including adding additional windows on the north and west elevations.

Mr. Valentino made a motion to approve the application as presented. Mr. Breneman seconded the motion, which passed 7-0.

OTHER BUSINESS

Election of Officers

Ms. Brown made a motion to reelect the current slate of officers:

- Mr. Wolf, Chair
- Mr. Breneman, Vice-Chair
- Mr. Geffert, Secretary

The motion was seconded by Mrs. Wallerstein, and passed 5-0, with Mr. Wolf and Mr. Breneman in abstention.

ADJOURNMENT

With no further business to come before the Commission, Chair Greg Wolf adjourned the meeting at 8:54 p.m.

Greg Wolf
Chair