

PLANNING COMMISSION MINUTES JULY 13, 2021

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, July 13, 2021 at 7:00 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 7:00 p.m. with the following members present: James Breneman, Patrick Lenahan, Melissa Brown, Nancy Wallerstein and Jeffrey Valentino.

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

APPROVAL OF MINUTES

Mrs. Wallerstein moved for the approval of the minutes of the June 1, 2021 regular Planning Commission meeting. Mr. Breneman seconded the motion, which passed 5-0, with Mr. Lenahan in abstention.

PUBLIC HEARINGS

None

NON-PUBLIC HEARINGS

PC2021-114 Site Plan Approval for Fence Exception
7900 Reeds Road
Zoning: R-1A
Applicant: Trevor Clark

Mr. Smith stated that the applicant was requesting to replace an existing non-conforming fence. Specifically, the request was for an exception to the required setback on 79th Street, allowing replacement of a 4' chain-link fence with a 6' wood fence located 2.5' from the property line, rather than 5'.

The property is a corner lot on the southwest corner of 79th Street and Reeds Road. The lot has an "intersection orientation", in which the house faces the corner of 79th and Reeds and both adjacent lot lines function as side lot lines. Houses to the south front on Reeds Road, and the house to the west has a side lot line on 79th Street.

In this situation, the zoning ordinance requires the fence to be set back from the lot line on 79th Street by at least 5'. The proposed location aligns with the existing chain link fence on the property to the west (rear), reflecting an existing continuous fence line along 79th Street. The fence would be approximately 10' to 12' from the curb of 79th Street, with a landscape area between the fence and the curb and a 2.5' landscape area between the fence and sidewalk.

Mr. Smith said that staff recommended approval of the fence site plan with the exception given the following considerations:

1. This is a replacement of an existing non-conforming fence, and it aligns with a similar fence on the property to the west
2. Although the conversion of a 4' chain-link fence to a 6' privacy fence does increase barriers, similar fences could only be possible on a limited stretch of 79th Street due to the pattern of lots and buildings. In all cases, they are typically more than 10' from the curb with detached sidewalks and landscape areas. Further, the side or intersection orientation of most of the houses (i.e. all fenced behind the front building line extended) would result in only limited stretches of the streetscape subject to this condition
3. Both lots on this side of the 79th Street have a similar side yard configuration
4. The proposed fence is located in the rear yard of the lot and entirely behind the front building line on this side
5. The proposed fence will meet all other standards other than the required setback along 79th Street

Mrs. Wallerstein asked about the appearance of the fence in the front yard. Ms. Robichaud stated that the staff report only focused on the side yard because it was the only area that required an exception from the Planning Commission.

Applicant and property owner Trevor Clark was present to discuss the project. He stated that only the fence areas that were not shared with neighboring yards would be replaced. He said that he agreed with the staff considerations.

Mr. Lenahan noted that Mr. Clark had indicated in his application that he believed the new fence would need to be placed 15' farther back in the yard in his application proposal, when in actuality, it would only need to be moved approximately 2.5'. He asked if Mr. Clark would be willing to place the fence at this distance, which would not require an exception. Mr. Clark stated that he would still prefer to install the new fence in the same location as the existing fence since it would align with the neighboring fence to the west.

Mr. Breneman made a motion to approve the site plan as presented. Mr. Valentino seconded the motion, which passed 4-2, with Mr. Lenahan and Ms. Brown in opposition.

PC2021-115 Site Plan Approval for Meadowbrook Park - Phase II Development
9101 Nall Avenue
Zoning: R-1A
Applicant: Brian Garvey, SFS Architecture

Mr. Smith said the applicant was requesting site plan approval for a new playground, shelter, parking area and bathrooms as part of phase II of the overall Meadowbrook redevelopment plan. This improvements would be located in the northwest portion of the park, near Meadowbrook Parkway and Roe Avenue.

The proposed development includes the following specific amenities:

- A picnic shelter matching the design of other shelters located throughout the park
- Accessible restrooms with similar architecture to existing restrooms
- A fenced inclusive playground designed for users of all abilities
- Connections to the existing trail system for the park

The applicant conducted the following meetings as part of the design process for the project (in addition to other meetings as part of the design of Meadowbrook Park and the overall Meadowbrook redevelopment plan):

- Preliminary neighborhood meeting on April 26, 2021
- Conceptual design meeting with design committee (including city staff)
- Design review meeting with JCPRD Board, VanTrust, and immediate neighbors
- Neighborhood open house on May 24, 2021
- City Council presentation on June 7, 2021
- Final neighborhood meeting June 28, 2021

Mr. Smith said that staff recommended approval of the site plan for a playground and associated accessory structures, with a suggestion to consider additional trees near Meadowbrook Parkway.

Mrs. Wallerstein asked for more information about the restroom layout. Mr. Smith noted that the restrooms were single-occupant, and designed to be wheelchair-accessible.

Jim Wilson, Planning and Development Project Manager with the Johnson County Parks and Recreation District, 7900 Renner Road, and Brian Garvey, SFS Architecture, 2100 Central St., Kansas City, MO, were present to discuss the project. Mr. Garvey stated that shade stations would be installed with misters to help keep users cool, in response to concerns shared by Mr. Breneman and Mr. Valentino. Mr. Wilson added that one or two trees could likely be added as part of the project.

Mrs. Wallerstein made a motion to approve the site plan as presented, with the condition that one to two trees be planted near Meadowbrook Parkway if feasible Mr. Breneman seconded the motion, which passed 6-0.

PC2020-119

Revised Site Plan - Homestead Country Club
4100 Homestead Court
Zoning: R-1A
Applicant: Jeff Pflughoft / Dennis Hulsing

Mr. Smith said that the application was a continuation of an application originally submitted and discussed at the November 2020 Planning Commission meeting. At that time, the Commission deferred action on the application until concerns from surrounding neighbors associated with lighting and landscape related to previous plans were addressed. The most recent site plan for the Homestead Country Club was approved in May 2019. The current application proposes making the following changes to that plan:

1. Two new pickleball courts between the clubhouse and the permanent tennis structure
2. Extending the parking area in place of one of the tennis courts on the northwest, leaving one tennis court in the northwest corner
3. Restriping tennis courts on the east end of the courts (closest to the clubhouse and other small courts) for the potential of four portable (removable) pickleball courts

These changes would result in a total of 10 pickleball courts (instead of 4) and 13 tennis courts (instead of 15).

Mr. Smith stated that there had been concerns expressed by surrounding residents regarding the landscape plan, specifically related to buffers and lighting, in the previous submittal. He added that staff felt the applicant had since addressed those concerns, and that approval of the revised site plan was recommended, subject to the following conditions:

1. All conditions of the special use permit approved by the City in 2018 remain in effect, with a particular emphasis on using state of the art sport court lighting to limit glare and prevent spill over light, and a continuing obligation to use lighting fixtures, technology and settings that reduce light impacts on surrounding properties
2. A new drainage permit be reviewed and issued by Public Works for the additional work on the new platform tennis courts
3. The construction details of the added parking area (surface, curbs, drainage, etc.) meet City specifications or occur according to plans otherwise authorized by Public Works
4. The applicant and the City (via Public Works) explore prohibiting parking on one side of Homestead Court, and the applicant specifically implements parking management processes and policies that reduce the practice of parking on

Homestead Court to overflow situations only, and that no members or employees routinely park on the street when other available parking exists

5. The revised court configuration (13 tennis courts and 10 pickleball courts) is approved, provided that pickleball is located in the central-most portions of the court areas near the clubhouse. This is intended to place the more intense activity and potential noise increases that result from pickleball furthest from adjacent residential areas
6. Landscape for the increased 50' of parking lot perimeter on the north boundary be added to meet the ordinance requirement (5 shrubs for 25' of perimeter), or if grade or existing plantings make this impractical, the applicant work with staff to plant additional evergreens or other type of barrier that meets the intent of the standard
7. No other changes to the site are authorized, and any new configuration of the site, to include courts, lighting, traffic and parking control, or other facilities shall require staff review and a revised site plan or amended special use permit

Mrs. Wallerstein asked whether the tennis court at the northwest corner of the site would remain or be converted to a parking lot. Mr. Smith stated that it would remain, and Ms. Robichaud added that the neighbors near that part of the property preferred for it to remain a tennis court rather than a parking lot. Ms. Robichaud also stated that residents had requested a sound test with pickleball players, which was initially performed by the club. She added that City staff had tried to schedule a second sound test but were unable to do so due to scheduling conflicts with residents. She said that there was not a specific decibel limit required for approval during the club's operating hours.

Mr. Valentino asked for more details on how lighting issues were addressed. Ms. Robichaud stated that City staff had gone on-site several times late in the evening to measure light disturbance. She said that the country club had replaced shielding on all exterior lights to ensure they did not shine directly on neighboring homes, and were now in compliance. No additional complaints about lighting had been received from neighbors since the shields were installed.

Dennis Hulsing, owner of Homestead Country Club, 5009 W. 68th St., and Jeff Pflughoft, Purchasing Manager at Homestead Country Club, 117 S.E. Somerset Drive, Lee's Summit, MO, were present to discuss the project and answer questions.

Mr. Breneman asked if the Planning Commission had approved a covered pickleball court on the previous site plan. Ms. Robichaud stated that it had not, and that the club would need to submit a separate application for the structure with elevations in order for them to be considered.

Mr. Lenahan made a motion to approve the revised site plan, with the exception of the proposed covered pickleball structure, which would need to be presented at a future meeting. Mr. Valentino seconded the motion, which passed 5-1, with Mr. Breneman in opposition.

OTHER BUSINESS

Kansas Open Meetings Act (KOMA) Training Video

ADJOURNMENT

Prior to beginning the training video for commission members, the live broadcast was ended at 8:23.

Adam Geffert
City Clerk/Planning Commission Secretary