

PLANNING COMMISSION MINUTES MAY 2, 2023

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, May 2, at 7:00 p.m. in the Council Chambers at 7700 Mission Road. Chair Greg Wolf called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, James Breneman, Patrick Lenahan, Melissa Brown, Nancy Wallerstein, and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the Planning Commission: Chris Brewster, Multistudio; Nickie Lee, Deputy City Administrator; Greg Shelton, Council Liaison; Mitch Dringman, Building Official; Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Lenahan moved for the approval of the minutes of the March 7, 2023, regular Planning Commission meeting. Mrs. Wallerstein seconded the motion, which passed 4-0, with Mr. Birkel, Mr. Breneman and Ms. Brown in abstention.

Mr. Birkel moved for the approval of the minutes of the April 4, 2023, regular Planning Commission meeting. Mr. Breneman seconded the motion, which passed 6-0, with Mr. Lenahan in abstention.

PUBLIC HEARINGS

PC2023-106 Renewal of special use permit for the operation of a country club
 4100 Homestead Court
 Zoning: R-1A
 Applicant: Homestead Country Club

Mr. Brewster stated that Homestead County Club was originally built in 1954 and had been operating under a special use permit since 1982. The permit had been renewed and amended several times to account for different operations and development activity. He noted that the current application was a renewal of the existing special use permit due to the set expiration date (5 years) from the previous approval in 2018. No additions or changes to the current site or operations were proposed with the application.

The property is zoned R-1A, single-family residential district, and the building and site meet all R-1A standards, particularly those applied to permitted civic and institutional uses

in the R-1A district. "Country clubs and private clubs" are permitted in R-1A districts subject to special use permits.

Mr. Brewster said staff considers that the facts support the findings required to renew the special use permit, and that the Planning Commission should recommend that the City Council approve the renewal of the permit subject to the following:

1. All conditions and limitations of previous special use permits, renewals, and site plans remain in effect, specifically noting the following:
 - a. The special use permit is approved for a country club/private club which includes swimming, physical fitness, tennis, other similar recreational facilities, and dining activities including the sales of beer, wine and alcoholic beverages, all of which will be available only to members and their guests.
 - b. That the club shall comply with all statutes of the State of Kansas and all ordinances of the City of Prairie Village relating to alcoholic liquor and/or cereal malt beverage and the sale or dispensing thereof.
 - c. That the special use permit shall run with the land.
 - d. If the applicant is found to be in non-compliance with the conditions of the special use permit, the permit will become null and void within 90 days of notification of non-compliance, unless the non-compliance is corrected.
2. The following changes shall require review of a site plan by the Planning Commission, and any significant changes could be considered an alteration of the special use permit requiring amendment of the permit through applicable procedures.
 - a. Changes to buildings and structures, including expansion, addition, new buildings and structures, or significant alteration of the style or appearance of buildings.
 - b. Changes to outside operations including the number, configuration, lighting, or orientation of sport courts and pool facilities, or other activities that could impact visual and audible impacts on property.
 - c. Changes to access and circulation, including the design, layout, and operation of parking areas, and the level of events and activities that affect peak parking and parking management strategies.
 - d. Significant changes to landscaping that alter the relationship to surrounding properties.
3. Staff may verify that all conditions of prior site plan approvals, and particularly related to parking, lighting, drainage, and landscape, comply and any non-compliance is corrected in accordance with condition 1(d).
4. The special use permit shall be valid for a period of 10 years according to these conditions and limitations, and upon expiration shall require evaluation and potential renewal of the permit subject to the applicable standards, and the circumstances of the property and surrounding area at that time. If at any time the use is discontinued or abandoned the special use permit will expire in accordance with Section 19.28.055.

Mr. Brewster said that some residents had expressed concerns about parking issues during large events at the club. He noted that the Public Works Department had placed “no parking” signs on one side of Homestead Court, and that street parking was limited to certain periods. Additionally, he stated that parking tickets could be issued for violations.

Jeff Clark, General Manager of Homestead Country Club, 4100 Homestead Drive, was present to discuss the application. He stated that he had no objections to the conditions for approval.

Mr. Wolf opened the public hearing at 7:19 p.m. With no one present to speak, Mr. Wolf closed the hearing at 7:20 p.m.

Mrs. Wallerstein suggested reducing the renewal period of the permit from ten years to five years.

After further discussion, Mr. Lenahan made a motion to approve the renewal of the special use permit for a five-year term. The motion was seconded by Ms. Brown and passed unanimously.

NON-PUBLIC HEARINGS

None.

OTHER BUSINESS

Ms. Lee provided an update on the upcoming forums to discuss housing proposals in R-2, R-3, R-4, MXD and commercial zoning districts on June 22 and July 13 at the Meadowbrook Park clubhouse. An opportunity for residents to provide feedback online would also be available.

Mrs. Wallerstein asked if the City would ensure that attendees at the forums were Prairie Village residents. Ms. Lee said that such attendance restrictions could not be made for public meetings, and that it would be difficult to verify that attendees were in fact residents. She added that there would be sign-in sheets at the forums.

Ms. Lee also noted that the City Council held a work session on April 24 to discuss and prioritize housing proposals in R-1 zoning districts. Councilmembers prioritized reviewing regulations for short-term rental properties and revisiting the City’s neighborhood design guidelines, specifically regarding home sizes and lot coverage regulations.

ADJOURNMENT

With no further business to come before the Commission, Mr. Wolf adjourned the meeting at 7:34 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary