

**PLANNING COMMISSION MINUTES
APRIL 7, 2026**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, April 7 at 6:00 p.m. in the Council Chambers at 7700 Mission Road. Chair Greg Wolf called the meeting to order with the following members present: Jonathan Birkel, David Herron, James Kersten, Melissa Temple, and Jeffrey Valentino.

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

APPROVAL OF MINUTES

Mr. Birkel asked that the minutes from the February 3, 2026, be amended to add the following language (in red):

*Mr. Birkel suggested that a reduction of 75th Street from four lanes to three lanes would help reduce traffic speed and provide a better environment for bicycles, **street trees, and larger sidewalk amenities, which could encourage reinvestment in the corridor.** Mr. Valentino added that he would like to see a lane reduction on Mission Road as well.*

Mr. Birkel made a motion to approve the amended minutes of the February 3, 2026, regular planning commission. Mr. Herron seconded the motion, which passed 5-0, with Ms. Temple in abstention.

OLD BUSINESS

None.

PUBLIC HEARINGS

PC-26-3 Conditional use permit for food trailer at Meadowbrook Park
 9115 Nall Avenue
 Zoning: R-1A
 Applicant: James Wilson, Johnson County Parks and Recreation District

Mr. Brewster said that the applicant was requesting a conditional use permit for a site plan to locate a food trailer and patio seating in Meadowbrook Park. This is a relocation of an

existing food trailer that was previously approved in coordination with the Meadowbrook Inn (located on the north side of the building adjacent to Meadowbrook Parkway). The proposed location is a pad site that would replace an existing bicycle parking pad and utilize current hardscape that exists between the parking lot and the interior trail. Additionally expanded patio seating would be added between the food trailer and the playground.

This area is just west of the grand pavilion, which is another large, covered, outdoor seating area within the park. The location is also very near the park's largest parking area, which services the Meadowbrook Park clubhouse and the overall park facilities. The site also has pedestrian access through the existing sidewalk (north) and park trail (south) along Nall Avenue. The patio seating area would be placed on top of the existing paved service drive, with a slight expansion into the landscape area connecting the patio to the sidewalk on Meadowbrook Parkway. The trailer would be placed approximately 80' from the property boundary along Nall Avenue.

The property is zoned R-1A Single-Family Residential and is subject to the Master Plan for Meadowbrook Park, approved by the planning commission and city council in 2016. Final approvals and design were approved through a series of final development plans. This property retained the R-1A zoning since it was intended to be used as a regional park, while the developed portion was rezoned to MXD based on the vision and final development plan. The food trailer and patio will be operated in conjunction with the primary use of the property as a regional park; however, the format and operations ("food trailer") expand beyond a typical "accessory use" permitted incidental to other uses.

Mr. Brewster said that like the prior application, staff's interpretation of the city's zoning regulations is based on several different provisions related to thresholds of outdoor commercial activity - none of which are directly applicable to this instance. Therefore, staff interprets this proposal as a "temporary use of land for commercial or industrial purposes," which requires a conditional use permit. This is the most applicable enabling provision in the ordinance, despite the fact that the applicant is not proposing a limited time frame and site investment is being made to facilitate the proposed activity for an unlimited duration. However, the nature of the site and the proposed design could easily be converted back to the current function and condition if this portion of the site were no longer used as intended, or in the event that activities associated with the application caused unanticipated impacts.

Conditional Use Permit Criteria:

According to Section 19.30.030 of the Prairie Village Zoning Regulations, the planning commission shall consider the following factors to review a conditional use permit:

- A. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations, and use limitations.

The proposed site and principal use (park) comply with all applicable standards (parks as an allowed public and civic use), and the general development standards do not impact either park development or this specific program and use within the park. The conditional use permit is proposing minimal construction activity which is customary to park facilities in neighborhoods. Food services would be operated out of a trailer - although not a "structure" it is being located in a manner consistent with accessory building standards that would otherwise apply where this a permanent accessory structure.

- B. The proposed conditional use meets any specific standards or limitations for the particular use listed in this ordinance.

Outdoor sales and service areas are generally allowed for any permitted non-residential use under the zoning ordinance as follows:

1. Accessory to the permitted use - if it is customarily incidental to an otherwise allowed use it may be permitted.
2. Limited sales and services through conditional use permits subject to restrictions on duration of outdoor activities.
3. Outdoor merchandise and storage areas limited to 20% of principle building (C-2 zoning district only, but relevant to this application for comparison).
4. Anything beyond these options requires a special use permit, and is only allowed in the C-2 district.

In utilizing the permitted park use as the principle allowed use in the R-1A district, the proposed conditional use meets either of the first three options, and should be a permitted use under the activity. Since the format of the operation ("temporary trailer"), requires a conditional use permit for other reasons, the use for outdoor sales and services may be joined with this conditional review.

- C. The proposed conditional use meets all of the site plan review criteria in 19.32.030.

The proposed application meets all site plan review criteria, as indicated below.

- D. The proposed conditional use at the specified location is adequately planned, designed, located, and limited to not cause any impact on the character of the area, the public streetscape, or adjacent property, different from any other permitted use.

The proposed location is already a hub of activity in the park with the intersection of the clubhouse, primary parking lot, park trails, trails / sidewalks along Nall Avenue, Grand Pavilion, and playground. The food trailer location will create minimal disruptions to existing activities, will require few to no additional improvements than necessary to serve existing activities, and will be adequately served by other necessary services - utilities, waste disposal, seating, parking, pedestrian access, etc. It appears that this location will replace an existing bicycle parking pad, and it is requested that additional bicycle parking be accounted for elsewhere in the park and near this hub of activities.

- E. In meeting these criteria, the planning commission may place additional conditions that it deems appropriate to ensure that the criteria are met based on the particular context, site, or plan.

Mr. Brewster stated that the applicant provided a site plan and conceptual sketches in association with the conditional use application, and the site plan review criteria are as follows:

A. Generally.

1. The plan meets all applicable standards
2. The plan implements any specific principles or policies of the comprehensive plan that are applicable to the area or specific project.
3. The plan does not present any other apparent risks to the public health, safety, or welfare of the community.

The proposed site plan meets these criteria, which are more fully addressed under criteria A. and B. for the conditional use permit above.

B. Site Design and Engineering.

1. The plan provides safe and easy access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle and pedestrian needs.
2. The plan provides or has existing capacity for utilities to serve the proposed development.
3. The plan provides adequate stormwater runoff.
4. The plan provides proper grading considering the prevailing grades and the relationship of adjacent uses.

There is no change to the primary access and circulation for the site. This application will convert a current hardscape use to a different program. The location within a current hub of activity within the park means that the site will already be adequately served by necessary facilities, and/or other engineering and site design facilities needed for this particular use are easily incorporated into the overall site as other utility, drainage and grading needs have been addressed through the larger planning and development review for the principal use and accessory structures.

The applicant will be required to supplement the approved drainage plans with public works prior to construction, and any utility or service needs for the patio or the food trailer will also be reviewed due to the location of the park and community center in the context of the greater plan, the site has sufficient pedestrian access, vehicle access and parking to account for the proposed accessory activity on the site. Since the location appears to be replacing existing bicycle parking, the applicant should consider replacing bicycle parking at a nearby location.

C. Building Design.

1. The location, orientation, scale, and massing of the building create appropriate relationships to the streetscape and to adjacent properties.
2. The selection and application of materials will promote proper maintenance and quality appearance over time.
3. The architectural design reflects a consistent theme and design approach. Specifically, the scale, proportion, forms and features, and selection and allocation of materials reflect a coordinated, unified whole.
4. The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, the scale, proportion, forms and features, and materials of adjacent buildings inform choices on the proposed building.

There is no permanent building associated with this application. The applicant is proposing to operate commercial services out of an air stream converted to a food trailer. While this particular design is not anticipated in the overall design themes of the accessory buildings in the area (Grand Pavilion and Community Center), the air stream will be a minor accessory element on the site, and a smaller component of the overall plan. Further, the iconic nature of the air stream trailer and its integration with the formal landscape and hardscape patio being proposed make the plan compatible with the park design.

D. Landscape Design.

1. The plan creates an attractive aesthetic environment and improves relationships to the streetscape and adjacent properties.
2. The plan enhances the environmental and ecological functions of unbuilt portions of the site.
3. The plan reduces the exposure and adverse impact of more intense activities or components of the site or building.

The specific location of the patio and food trailer is within an activity hub with many other uses, accessory structures, and facilities that support the use. Therefore, there is minimal landscape design needed to support this conditional use. Additionally, the applicant is proposing expanding a seating area proximate to the playground that can serve the playground and this additional activity. The existing landscape and covered seating associated with the pavilion also contribute positively to this overall plan.

Mr. Brewster said that staff recommended approval of the conditional use permit and site plan subject to the following conditions:

1. Prior to construction (if any) all utility, drainage and grading permits shall be approved by public works, and any adjustments to prior approved plans shall be made if necessary.

2. The applicant shall verify that waste receptacles serving existing facilities are sufficient; otherwise, the applicant shall determine appropriate locations and be responsible for maintaining the site free of waste and debris, and otherwise in an orderly condition at all times.
3. Signs for the specific use of this area of the site shall be limited to signs that are accessory to the trailer, either located on the trailer or portable pedestrian signs within 20' of the trailer, which shall be stored out of sight during non-operating hours.
4. The applicant should consider replacing the bicycle parking at an appropriate and nearby location.
5. Staff recommends a two-year conditional use permit. Staff also recommends the ability to administratively renew the permit for two additional years, provided there are no significant changes in design and operation.
6. There are no complaints or other issues that negatively affect the conditional use permit approval criteria in the ordinance and this report.

Mr. Kersten asked whether the permit was specific to the trailer or the site. Mr. Brewster said that it was for the use and the site, but that a different site in the park would likely require another review.

Mr. Valentino shared concern that the proposed location was very close to the main entryway into the park. Mr. Birkel added that the location could cause traffic issues in the entryway.

Applicants Jim Wilson, Jeff Monger, and Michael Disney with Johnson County Parks and Recreation District, were present to speak about the application. Mr. Wilson provided information about the trailer and noted that the proposed location would be most convenient for park users. He added that the trailer would be connected to a permanent electrical source that would run underground from the grand pavilion. Further, the driveway by the site is a fire lane, and the curb would be painted red to prevent cars from parking or standing in the area. Lastly, additional seating and tables would be added when the grand pavilion was being used.

Mr. Monger stated that the trailer would operate into the early evening in the summer, but likely just afternoons and weekends in the fall and spring. The trailer would be removed and stored in the wintertime.

Mr. Wilson noted that the trailer could be taken out of the park to other locations for specific events, but would not move within Meadowbrook Park.

Mr. Kersten asked that additional waste receptacles be installed near the trailer. Mr. Disney said that two trash bins would be installed to address additional waste and that they would be emptied daily.

Mr. Wolf opened the public hearing at 6:29 p.m. With no one present to speak, Mr. Wolf closed the public hearing at 6:30 p.m.

Ms. Temple made a motion to approve the conditional use permit subject to the conditions provided by staff. Mr. Valentino seconded the motion, which passed 6-0.

NON-PUBLIC HEARINGS

PC-26-2 Site plan review for fence with exception
4856 W. 90th Street
Zoning: R-1A
Applicant: Nic Hasselwander

Mr. Brewster stated that the applicant was applying for an exception to construct a street-side yard fence that did not meet side fence standards. The property is a corner lot on the northwest corner of 90th Street and Linden Lane. The home orients to 90th Street and has a side garage entrance accessed from Linden Street. There is a conventional side-to-side lot relationship with the house to the west, which is situated as an “end-grain” lot between two corner lots, due to the skew of the block. There is a side-to-rear yard relationship with the house to the north. Although the subject lot has a rear yard, it is smaller due to the placement of the house; it has larger setbacks on the front (90th Street) and east side (Linden Lane) due to 35’ platted build lines. The lot is slightly skewed due to the block shape and the house is situated in a slightly skewed manner on the lot, resulting in some irregularity to the yard dimensions.

The proposed fence is an extension of an existing fence that encloses the rear yard, and the proposal would expand this area into the larger side yard area along Linden Lane. Mr. Brewster said that zoning regulations required that street-side yard fences, when abutting an adjacent property that fronts the side street, be set back at least 15’ or half the adjacent yard’s front setback, whichever is greater. The house to the north fronts Linden Lane and is approximately 34’, 11” from the front lot line on Linden Lane. This would require the side yard fence on the subject property to be set back 17’, 5” on this side lot line.

The proposal is to build a 5’ semi-solid (4” boards / 2” spacing), vertical wood fence approximately 14’ from the property line at the southeast corner of the fenced area along Linden Lane. Due to the skew of the lot, home, and proposed fenced area, the distance from the property line on Linden Lane gradually increases to where it is compliant with the setback at about the midpoint of the fenced area and is further than the required setback by about 3’ at the location closest to the north property boundary.

Mr. Brewster stated that the standards allowed the planning commission to consider exceptions through site plan review and subject to specific criteria in 19.44.025.(g).

This property is zoned R-1A. The fence standards in Section 19.44.025 apply to this property, and the following specific section is the subject of this application:

(c) Location

- (1) Fences located in the front yard are limited to decorative fences no closer than 10' from the street right-of-way line.
- (2) Fences located on the side street of a corner lot shall be on private property and at least 18" from any public sidewalk, whichever is greater, except that if an adjacent lot faces the side street, the fence shall be setback from the right-of-way line a distance of 15' or not less than one-half the depth of the front yard of an adjacent building, whichever is the greater setback.

The proposal is for an exception to authorize the fence to be located 13' 11" from Linden Lane rather than the required 17.45' (an exception of 3.5'), and allow this for a linear distance of about 20'.

The intent of the applicable fence standards is to protect the front yard and streetscape views of lots along streetscapes and to preserve the ability to reasonably screen property from adjacent lots and other private areas. The street-side standards are anticipating fences that are "privacy fences" typical of rear yards and guarding against the situation when a rear yard fence could impact the front yard and/or streetscape view when abutting lots face the side street.

Mr. Brewster said that the following factors affected the situation:

- The block, lots, and home placement on this lot are slightly skewed, resulting in irregular setbacks and yard configurations.
- Although this house has a "reverse corner" orientation and has a rear yard meeting the required rear setbacks, due to the size of the lot and platted build lines it does share some attributes of an "intersection" orientation, where the larger yards are in the front and side and the interior lot lines have a side-to-side relationship on adjacent corners.
- The proposed exception is relatively small compared to the lot sizes: 3.5' at the largest point, and becoming increasingly compliant with the required setback to the mid-point of the fence (approximately 20 linear feet).
- The fenced area is skewed, and the proposed fence exceeds the required setbacks and the points nearest to the impacted house on the north.
- The proposed fence is 5' high, and has a semi-solid design, which can reduce some of the "barrier" effects that could result from a 6' high privacy fence. The lot is a unique circumstance due to a corner situation on an atypical lot configuration, and close adjacency of the house to the east (rear) and south (side) property lines, resulting in the proposed fenced area being the largest yard.

In addition to the site plan review criteria, the following are the specific criteria the planning commission shall consider for exceptions to the fence standards:

- Results in a design that is more compatible
- Provide better screening
- Provides better storm drainage management
- Provides more appropriate utilization of the site.

This fence/wall exception impacts three of the criteria (all but the stormwater criteria for which there is no impact). The proposed fence/location will allow better utilization of the site based on the corner location, orientation of the house, and preserve views of the streetscape. Public works staff reviewed the plans and confirmed that the proposed fence would not create any obstructions within the required sight-distance triangles.

Mr. Brewster said that staff recommended approval of the site plan with the exception to the fence setbacks based on the above factors affecting the lot and based on the location, extent, and fence design plans in the submitted application.

Applicant and property owner Nic Hasselwander was present to discuss the application. He stated that he requested the variance to maximize the backyard space for his children to play in. Additionally, it would extend the orientation of the existing fence rather than having it curve toward the house.

Mr. Birkel made a motion to approve the fence exception as presented. Mr. Herron seconded the motion, which passed 5-1, with Mr. Valentino in opposition.

OTHER BUSINESS

None.

ADJOURNMENT

With no further business to come before the commission, Mr. Wolf adjourned the meeting at 6:45 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary