

**City of Westwood, Kansas
Planning Commission Meeting
4700 Rainbow Boulevard
November 6, 2023 – 7:00 PM**

Commissioners Present: Kevin Breer, Vice Chair
Clay Fulghum
Ann Holliday
Samantha Kaiser
Sarah Page, Chair
Matt Prout
M. Scott Weaver

Commissioners Absent: David Kelman
Mark Neibling

Staff Present: Leslie Herring, City Administrator
John Sullivan, Public Works Director
Spencer Low, City Attorney Co-Counsel

Call to Order

Chair Page called the meeting to order at 7:00 PM on November 6, 2023.

Approval of Agenda and Meeting Minutes

Chair Page called for modifications or discussion of the October 9, 2023 meeting minutes. Commissioner Breer moved to approve the minutes. Commissioner Weaver seconded. Motion passed unanimously.

Chair Page called for modifications or discussion of the November 6, 2023 agenda. Commissioner Breer moved to approve the minutes. Commissioner Fulghum seconded. Motion passed unanimously.

Public Hearings

None.

Old Business

FDP-2023-01 Consider application of Karbank Holdings, LLC on behalf of owners Shawnee Mission School District and City of Westwood, KS, jointly, for approval of a final development plan at 2511 W. 50th St., 5000 Rainbow Blvd., and 5050 Rainbow Blvd, Westwood, KS 66205.

Chair Page invited City Staff to address the Planning Commission. City Administrator Herring provided a summary of the staff report included in the meeting packet. Herring noted that Commissioner Neibling contacted her ahead of the meeting to acknowledge that the items he brought to the attention of the Commission and the applicant at the last meeting had been sufficiently resolved.

Commissioner Breer asked Herring whether all items on the application checklist had been satisfied. Herring affirmed. Chair Page invited additional questions of City Staff from the Planning Commissioners. No further questions received.

Chair Page invited the applicant to address the Planning Commission. Kenny Miller, Architect with Perspective Architecture + Design, addressed the Planning Commission.

Commissioner Breer asked for clarification on the modifications to the plan since the October 9th meeting. Miller confirmed that the only two changes since that last meeting were the removal of stone pillars lining Rainbow Blvd. and the inclusion of a low retaining wall on the development site per Neibling's request.

Commissioner Kaiser asked whether the bathroom placement had been changed or moved since Commissioner Neibling's request that the park restrooms be incorporated into the pavilion building, such that the City would not need to construct separate restroom facilities on the park site. Miller confirmed that the location of the restrooms has not been changed and Herring confirmed that no movement had been made since the previous meeting on the applicant agreeing to allow park users to use restroom facilities in the pavilion. Herring noted that the final location of the park restrooms – and whether or not Karbank would allow park visitors to use restrooms in the development – will next be discussed during the park planning process to take place in 2024. Karbank will have a representative on the park planning steering committee.

Commissioner Breer asked whether park restrooms and other improvements could and would be paid for using TIF proceeds from the development. Herring confirmed this.

Chair Page noted that the park planning steering committee is forming and that communication inviting interested residents to apply has been shared by the City. Commissioner Breer encouraged residents to apply for the committee as there has been so much community interest in this project to-date.

Commissioner Fulghum asked the applicant whether they are agreeable to the park planning steering committee outline and process. Miller affirmed.

Commissioner Kaiser asked for clarification on the state of the park property once the sale closes and also asked how the applicant's and City's timeline for doing work on the site coordinate. Miller stated that Fall of 2024 is when demolition would take place if the sale closes according to schedule and that the property for the future park would be rough graded and seeded for the City to begin its activities. Commissioner Breer asked staff for a comparison of the grading performed at 5050 Rainbow Blvd. where the Westwood Christian Church was demolished and what is being planned for the future park property. Public Works Director Sullivan stated that 5050 Rainbow Blvd. was completed to a finish grade and seeded.

Chair Page asked for any additional questions or conversation amongst the Planning Commission members before calling for action.

Commissioner Breer stated that the applicant did a good job being responsive to what has been heard by the community and Planning Commissioners so far. Commissioner Breer moved to approve Case No. FDP-2023-01, application of Karbank Holdings, LLC on behalf of owners Shawnee Mission School District and City of Westwood, KS, jointly, for approval of a final development plan at 2511 W. 50th St., 5000 Rainbow Blvd., and 5050 Rainbow Blvd, Westwood, KS 66205. Commissioner Weaver seconded. Motion passed unanimously.

New Business

Consider 2024 Application and Review Schedule

City Administrator Herring presented the recommended 2024 Planning Commission Application & Review Schedule. Chair Page called for modifications or discussion of same or a motion. Commissioner Breer moved to approve the minutes. Commissioner Weaver seconded. Motion passed unanimously.

Staff Reports

City Administrator Report – Leslie Herring

Herring shared the status of the Rainbow Blvd. PSP study to evaluate possible changes to improve multi-modal transportation options.

Public Works Director Report – John Sullivan

Sullivan shared a status update on the 47th Street Complete Streets project. Chair Page asked whether City staff has had contact with Evergy staff to resolve the intermittent outages that are occurring more frequently now. Sullivan stated he would follow-up with our contacts.

Adjournment

Motion by Commissioner Breer to adjourn the meeting. Second by Commissioner Prout. Motion passed unanimously. The meeting adjourned at 7:34 PM.

Upcoming Items

The Planning Commission agreed not to hold a meeting in December as no cases had been filed for consideration and there would be no business to conduct.

APPROVED: _____

Sarah Page, Chair

ATTEST: _____

Leslie Herring, Secretary