

**City of Westwood, Kansas  
Planning Commission Meeting  
4700 Rainbow Boulevard  
October 6, 2025 – 7:00 PM**

Commissioners Present: Ann Holliday  
David Kelman  
Emily Keyser  
Chris Ledin  
Scott McCracken  
Mark Neibling  
Sarah Page, Chair

Commissioners Absent: Clay Fulghum, Vice Chair  
Samantha Kaiser

Staff Present: Leslie Herring, City Administrator  
John Sullivan, Public Works Director  
Kathryn Dumovich, City Attorney for Planning Commission

**Call to Order**

Chair Sarah Page called the meeting to order at 7:00 PM on October 6, 2025.

**Approval of Agenda and Meeting Minutes**

Chair Page called for modifications or discussion of the October 6, 2025 Planning Commission meeting agenda and September 8, 2025 meeting minutes or a motion for approval. Commissioner Holliday moved to approve the agenda and meeting minutes. Commissioner Neibling seconded. Motion passed unanimously.

**Presentations**

None.

**Public Hearings**

None.

**Old Business**

*Consider advancing recommendations for text amendments to zoning regulations*

Chair Page introduced the topic and Herring provided an outlined approach for walking through discussion of each and every section of the zoning regulations flagged for review within the staff report. Planning Commissioners reviewed the list of provisions and amendment language posed for discussion and made the following determinations:

<b>Beginning of Discussion</b>			
Zoning Reg. Section No.	Recommended for advancing w/out further discussion	Recommended for removal from consideration	Recommended for further discussion at 10/6/25 meeting before advancing
Definition: Facade	X		
Definition: Lot Coverage			X
Definition: Story, Half			X
3.5.1			X
4.3.2.D			X
4.3.2.E		X	
4.3.2.G & 4.3.3.E			X
4.3.2.H	X		
4.3.2.L.1, 2, & 5	X		
4.3.2.L	X		
4.3.2.M			X
4.3.6.F			X
4.3.7.A & 4.3.9			X
4.3.10.A.3			X
4.3.10.G			X
4.4.2	X		
4.4.3			X
5.3.3			X
5.3.4			X
Article 7			X
Article 9: Definitions			X

The conversation centered around the provisions marked for conversation (identified in the last column of the table above). The discussion concluded with the Planning Commission directing staff in the following ways:

<b>Conclusion of Discussion</b>			
Zoning Reg. Section No.	Recommended for advancing as written in 10/6/25 staff report	Recommended for removal from consideration	Recommended for advancing with modification to drafted text amendment language in 10/6/25 staff report
Definition: Facade	X		
Definition: Lot Coverage			X (subject to testing a sample of recent applications against proposed language)
Definition: Story, Half	X		

Definition: Rooftop Patio			X
3.5.1	X		
4.3.2.D	X		
4.3.2.E		X	
4.3.2.G & 4.3.3.E	X		
4.3.2.H	X		
4.3.2.L.1, 2, & 5	X		
4.3.2.L	X		
4.3.2.M			X
4.3.6.F	X		
4.3.7.A & 4.3.9			X
4.3.10.A.3		X	
4.3.10.G		X	
4.4.2	X		
4.4.3	X		
5.3.3	X		
5.3.4	X		
Article 7	X		
Article 9: Definitions		X	

Per Planning Commission direction, the items indicated (highlighted) in the second and fourth column of the table above will be considered during a public hearing scheduled for November 3, 2025.

**New Business**

None.

**Announcements/Planning Commissioner Comments**

None.

**Staff Reports**

*Administrative Report (City Administrator Leslie Herring)*

Herring didn't provide a staff report but invited questions from Planning Commissioners. None asked.

*Public Works Report (Public Works Director John Sullivan)*

Sullivan didn't provide a staff report but invited questions from Planning Commissioners. None asked.

**Adjournment**

Motion by Commissioner Kelman to adjourn the meeting. Second by Commissioner Holliday. Motion passed unanimously. The meeting adjourned at 9:24 PM.

APPROVED: \_\_\_\_\_  
Sarah Page, Chair

ATTEST: \_\_\_\_\_  
Leslie Herring, Secretary

DRAFT