City of Westwood, Kansas
Planning Commission Meeting
October 5, 2026 – 7:00 PM

Commissioners Present:	Mark Neibling, Chair Clay Fulghum Ann Holliday Emily Keyser Dylan Long Chris Ledin Scott McCracken Laura Boswell
Commissioners Absent:	David Kelman
Staff Present:	Katherine Carttar, City Administrator John Sullivan, Public Works Director Kathryn Dumovich, City Attorney for Planning Commission

Call to Order
Chair Neibling called the Planning Commission meeting to order at 7:05 PM on October 5, 2026.

John Sullivan administered the Oath of Office to Laura Boswell as a Planning Commissioner.

Approval of Agenda and Meeting Minutes
Chair Neibling called for modifications or discussion of the October 5, 2026 Planning Commission meeting agenda and August 31, 2026 meeting minutes or a motion for approval. Commissioner Long moved to approve the agenda and meeting minutes. Commissioner Ledin seconded. Motion passed unanimously.

Public Hearings
Westwood Reserve - Rezoning of 4.9335 acres from R-1 (Single Family Residential) to PRCD (Planned Residential Cluster Development) District and associated Preliminary Development Plan for a planned residential development generally located at 2511 W 50th Street.

Commission Holliday moved to open the Public Hearing. Commissioner Long seconded.

City Administrator provided a staff report for the Westwood Reserve project – explaining the rezoning application, Preliminary Development Plan, and Preliminary Plat. Staff recommends approval of all three.

Testimony:
The Hunt Midwest team – Brenner Holland, Jon Birkel, Judd Caussen – presented their plans for the property. Focused on the public and private roads, HOA, green space, parking concerns, the waiting list of 28 potential buyers already, and the high-quality product Homoly Design & Build is known for.

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Tyrell Gephart, 4821 Adams – Questions about green space and the importance of park connections

Sara Keehn, 4957 Booth – Voiced concerns about setback and public parking on 50th Street.

Commissioner Boswell moved to close the Public Hearing. Commissioner Ledin seconded.

Presentations
None.

Old Business
None.

New Business

A. Westwood Reserve - Rezoning of 4.9335 acres from R-1 (Single Family Residential) to PRCD (Planned Residential Cluster Development) District and associated Preliminary Development Plan for a planned residential development generally located at 2511 W 50th Street (See Public Hearing Agenda Item for Attachments)

   Discussions by the Planning Commissioners with some questions asked of the developers and/or city staff. Commissioners agreed that the zoning and design plans are in line with the City's desires. Also, gave feedback on plan details for the developers to consider for the Final Development Plan submission, specifically tree and landscape design, connection to the park, fence material and location, monument signage and use of historic materials, and retaining community character.

   Commissioner Fulghum moved to recommend zoning approval to the City Council. Commissioner Keyser seconded. Unanimous approval.

   Commissioner Boswell moved to recommend Preliminary Development Plan approval to the City Council. Commissioner Ledin seconded. Unanimous approval.

B. Westwood Reserve - Consider approving the Preliminary Plat for a planned residential development generally located at 2511 W 50th Street

   Commissioner Long moved to approve the Preliminary Plat. Commissioner Fulghum seconded. Unanimous approval.

Announcements/Planning Commissioner Comments
None.

Staff Reports
Administrative Report (City Administrator Katherine Carttar)
Administrator Carttar announced the City applied for the KDOT Cost Share Grant for the Reimagine Rainbow road diet project. And the City continues to work on the MOU with Variety KC for the Joe D Dennis Park grant.

Public Works Department Report (Public Works Director John Sullivan)

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Director Sullivan provided project updates on the 47th and Rainbow intersection (Completed), 50th & 51st (water and gas complete, road construction has begun), concrete repairs around city will begin this month, and leaf pick up will start at the beginning of November.

Upcoming Items
A request was made by John Sullivan to prioritize the discussion to revise the Westwood Code in the area of driveway width due to the large number of variance applications the City is receiving. Chair Niebling agreed and asked that it be added to the November agenda.

Adjournment
Motion by Commissioner Fulghum to adjourn the Planning Commission meeting. Second by Commissioner McCracken. Motion passed unanimously.

APPROVED: _____
Mark Neibling, Chair

ATTEST: _____
Katherine Carttar, Secretary

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