

**City of Westwood, Kansas
Planning Commission Meeting
4700 Rainbow Boulevard
August 5, 2024 – 7:00 PM**

Commissioners Present: Kevin Breer, Vice Chair (attended via Zoom)
Clay Fulghum
Ann Holliday
Samantha Kaiser
David Kelman
Sarah Page, Chair
Matt Prout

Commissioners Absent: Emily Keyser

Staff Present: Leslie Herring, City Administrator
John Sullivan, Public Works Director
Nick Finck, Building Official
Spencer Low, City Attorney's Office

Call to Order

Chair Page called the meeting to order at 7:00 PM on August 5, 2024.

Approval of Agenda and Meeting Minutes

Chair Page called for modifications or discussion of the August 5, 2024 meeting agenda or July 1, 2024 meeting minutes or a motion for approval. Commissioner Breer moved to approve both the agenda and meeting minutes. Commissioner Neibling seconded. Motion passed unanimously.

Public Hearings

WE-2024-03: Application of David Herron, on behalf of Brad Baker, for a waiver/exception from Westwood Zoning Ordinance Article No. 4.3.2(D) to allow a primary structure to have less than 60% of its front façade on the front build-to line for a proposed new single-family residence on property located at 4732 State Line Rd., Westwood, Kansas 66205

Chair Page invited Finck to present the staff report. Finck presented the staff report included in the meeting packet.

Chair Page invited the applicant to address the Planning Commission. Brad Baker, 1902 W. 48th St., addressed the Planning Commission. Baker shared that the front door and address of the house is preferred to be relocated to 47th Ter. from State Line Rd. for safety and traffic reasons. Baker further advocated for approval of the application due to the hardship created on the lot by the setback requirements of the zoning ordinance.

Chair Page called for questions from the Planning Commission of the applicant. Commissioner Neibling asked clarifying questions related to the driveway location and access to 4th Ter. Chair Page asked whether alternate site plans had been considered. Baker responded that the architect originally recommended that the driveway access both State Line and 47th Ter. but that recommendation was

rejected due to the foreseen undesirable consequence of vehicle drivers pulling into the State Line Rd. driveway to simply turn around.

Chair Page called for public comment on the application. No public comment was received. Chair Page closed the public comment portion of the meeting.

Chair Page called for discussion amongst the Planning Commission. Commissioner Kelman asked clarifying questions of the applicant and observed that the waiver sought results from design choices made by the applicant. Commissioner Neibling noted that this lot – as well as most all lots in the Westwood Annex – are essentially unbuildable without waivers due to the narrow lots.

Motion to approve Application WE-2024-03 for a waiver/exception from Westwood Zoning Ordinance Article No. 4.3.2(D) to allow a primary structure to have less than 60% of its front façade on the front build-to line for a proposed new single-family residence on property located at 4732 State Line Rd., Westwood, Kansas 66205 made by Commissioner Neibling. Second by Commissioner Kaiser. Motion passed unanimously.

Presentations

August Independent Study Topic Presentation: Street tree requirement for new construction projects (Commissioners Kelman and Prout)

The Planning Commission received a presentation from Commissioners Prout and Kelman. The presentation is included as an attachment to these meeting minutes. Planning Commissioners engaged in dialogue throughout the presentation.

The Planning Commission achieved consensus to direct Commissioners Prout and Kelman and City staff to explore potential policy and programmatic strategies to preserve the city's mature tree canopy.

Old Business

None.

New Business

Consideration of the City's next five-year CIP being recommended to the Governing Body for adoption

Chair Page asked that City Administrator Herring provide the staff report. City Administrator Herring walked through the presentation slides included in the meeting packet.

Motion made by Commissioner Breer to find the 2025 – 2029 CIP in compliance with the City's adopted Comprehensive Plan. Commissioner Kelman seconded. Motion passed unanimously.

Staff Reports

City Administrator Report – Leslie Herring

Herring shared an update on the following topics:

- RFQ for redevelopment of 4700 Rainbow Blvd. was issued and is now active
- Redevelopment at 50th & Rainbow Blvd.
- Community-wide priorities survey

Adjournment

Motion by Commissioner Fulghum to adjourn the meeting. Second by Commissioner Prout. Motion passed unanimously. The meeting adjourned at 8:32 PM.

Upcoming Items

A. September Independent Study Topic Presentation: Pedestrian-friendliness, traffic calming, lowering speed limits (Commissioner Kaiser and Chair Page)

APPROVED: _____
Sarah Page, Chair

ATTEST: _____
Leslie Herring, Secretary

DRAFT