

**City of Westwood, Kansas
Planning Commission Meeting
4700 Rainbow Boulevard
June 1, 2026 – 7:00 PM**

Commissioners Present: Clay Fulghum, Vice Chair
Ann Holliday
David Kelman
Emily Keyser
Chris Ledin
Scott McCracken
Mark Neibling
Dylan Long

Commissioners Absent: None

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

Call to Order

Vice Chair Fulghum called the Planning Commission meeting to order at 7:00 PM on June 1, 2026.

Approval of Agenda and Meeting Minutes

Vice Chair Fulghum called for modifications or discussion of the June 1, 2026 Planning Commission meeting agenda and May 4, 2026 meeting minutes or a motion for approval. Commissioner Holliday moved to approve the agenda and meeting minutes. Commissioner Neibling seconded. Motion passed unanimously.

Public Hearings

None.

Presentations

None

Old Business

None.

New Business

The Planning Commission elected new officers for a one year term.

- Commissioner Kelman nominates Mark Neibling to serve as Chair – Commissioner Kelman moved to approve, Commissioner McCracken seconded, unanimous approval.
- Commissioner Kelman nominates Clay Fulghum to continue his service as Vice Chair – Commissioner Kelman moved to approve, Commissioner Ledin seconded, unanimous approval.

- Commissioner Neibling nominates City Administrator, Katherine Carttar, to serve as Secretary – Commissioner Neibling moved to approve, Commissioner Kelman seconded, unanimous approval.

Announcements/Planning Commissioner Comments

None.

Staff Reports

Administrative Report (City Administrator Katherine Carttar)

Administrator Carttar announced the community meeting for the Hunt Midwest residential project will take place on July 15, from 4-7pm at the Westwood City Hall. Carttar recommended the Planning Commission consider reviewing the fence and driveway codes in a future meeting.

Public Works Department Report (Public Works Director John Sullivan)

Director Sullivan provided project updates on the 47th and Rainbow intersection (water improvements to be completed mid-June, intersection rebuild in August), 50th & Belinder (water and gas improvements to begin in July and last for 3 weeks), and 47th Place (project delayed until next year.)

Adjournment

Motion by Commissioner Kelman to adjourn the Planning Commission meeting. Second by Commissioner Long. Motion passed unanimously. The meeting adjourned at 7:18 PM.

Call to Order

Vice Chair Fulghum called the Board of Zoning Appeals meeting to order at 7:18 PM on June 1, 2026.

Public Hearings – BOARD OF ZONING APPEALS

- A. **BZA-2026-01:** Consider application of Kim O'Brien for a variance from Westwood Zoning Ordinance Article 4.3.10 (A) to allow the curb cut or entrance with a corresponding one-lane driveway to exceed the maximum width of 12 feet, and 4.3.10(B) to allow any such driveway not to widen gradually for an additional nine feet of transitional length in which the driveway widens from one lane to the prescribed maximum width of 18 feet on property located at 4953 Norwood, Westwood, Kansas 66205.
- Vice Chair Fulghum opened the public hearing.
 - Applicants Kim and Sean O'Brien testified that they have four drivers, live on a double lot with substantial greenspace and minimal impervious surface (42.8%, less than the 65% permitted), the position of their home and existing garage limit the setback precluding the building of a double garage.
 - Brian of Thomas Concrete testified in favor of the variance.
 - Commissioner Neibling moved to close the public hearing. Commissioner Keyser seconded.
 - Commissioners discussed the variance request in terms of the five factors required to be satisfied by state statute for variance request to be approved.
 - Commission agreed that request satisfies all five factors.
 1. Unique – the home's location on the lot
 2. No adverse effect on adjacent property owners

- 3. Unnecessary hardship – the setback, reasonable use of cars by a family, overnight parking restriction
- 4. No concerns with impervious surface
- 5. Reduction of harm – more “harm” would be present if the applicant built a second garage on their lot, which they have every right to do
- Commissioner Neibling motioned to approve the variance request BZA-2026-01. Commissioner Ledin seconded. Unanimous approval.

B. **B. BZA-2026-02:** Consider application of Matthew Rich, for a variance from Westwood Zoning Ordinance Article 4.3.10 (B) to allow the driveway of a house with a single car garage to exceed the prescribed maximum width of 18 feet on property located at 2509 West 47th Street, Westwood, Kansas 66205.

- Vice Chair Fulghum opened the public hearing.
- Administrator Carttar read an email submitted by applicant’s neighbor, PJ and Don Welsh at 2517 W 47th St into the record. The email expressed that adjacent neighbors would be adversely affected by the variance approval.
- Commissioner Kelman moved to close the public hearing. Commissioner Neibling seconded.
- Commissioners discussed the variance request in terms of the five factors required to be satisfied by state statute for variance request to be approved.
- Commission agreed that request does NOT satisfy all five factors.
 1. Not unique
 2. Adverse effect on adjacent property owners – encourages overcrowding and parties at the home, which is being operated as an AirBnB
 3. No hardship – 47th Street has always been no parking
 4. No concerns with impervious surface
 5. Reduction of harm – Concern about the tree, water runoff, wall and sidewalk damage, and the encouragement of parties
- Commission Kelman motioned to deny the variance request BZA-2026-02. Commissioner Neibling seconded. Unanimous approval.

Adjournment - BOARD OF ZONING APPEALS

Motion by Commissioner Holliday to adjourn the Board of Zoning Appeals meeting. Second by Commissioner Kelman. Motion passed unanimously. The meeting adjourned at 8:26 PM.

APPROVED: _____
Clay Fulghum, Vice Chair

ATTEST: _____
Katherine Carttar, Secretary