

Minutes of A Regularly Scheduled Meeting of the Planning Commission for the City of
Westwood Hills, Kansas, August 18, 2022

A meeting of the Westwood Hills Planning Commission was held at the Westwood City Hall on the 18th day of August, 2022. Public notice had been properly given of the meeting tonight.

Present were members, Erik LaPrade, Norman Friedman, Lyle Miller, chairman, Michael E. Whitsitt, Sollie Flora, and Chris Fein. Also, present was Mayor Rosemary Podrebarac, and. A quorum is present. The meeting was called to order by Chairman Miller at 7:05 p.m.

The first item of business was to swear in Chairman Miller and Mr. Fein to new three year terms. The Mayor did the honors.

The next item of business was 2112 W. 48th Street, a garage replacement in kind. Todd Rebhorn, the owner, appeared to support the application. Ms. Flora noted that SHPO approval has been obtained by letter dated August 11, 2022. Mr. Friedman moved for the approval of this permit, it was seconded, and the motion was unanimously approved. The homeowner asked about approval of the permit for his driveway, but that must still be with the city clerk or codes inspector, as it is not before us.

The next item of business was 2209 W. 50th Street, and Jeff Renzleman, the owner, appeared to support this application for a new garage. Technically, the owner, Mr. Renzleman is here only for an informal review of three things, because he does not yet have plans approved by an architect. Three issues were addressed: (1) the garage door; (2) the proposed driveway; and (3) lot coverage by the improvements. Owner desires to put in one 18' garage door, painted to look like two. Section 5-307.h.7 prohibits this proposed single door, however. The owner then proposed putting in two doors, separated from each other, but covering the entire 18' space. The Commission said that would be compliant. The driveway seems compliant since it never exceeds 18' in width, the width of the garage. The coverage issue is resolved by section 8-203(c)(2), which provides three grounds under which the Commission may approve coverage in excess of 25%, but not to exceed 35%. Mr. Fein moved, it was seconded, and approved by all present, save for Chairman Miller who abstained, the Commission approve the plan, when ultimately submitted over an architect's seal, provided the submission complies with the above, an architect includes in the submission his/her calculation of the lot coverage, and that coverage does not exceed 35%.

The next item of business was the election of a new Chairman, and Mr. Miller is resigning. Mr. Miller nominated Norman Friedman to be the new Chairman, the motion was seconded, and unanimously approved, save for Mr. Friedman who abstained.

Upon motion made, seconded, and unanimously approved, the meeting was adjourned at about 8:05 p.m.



Michael E. Whitsitt, Secretary