

Minutes of A Regularly Scheduled Meeting of the Planning Commission for the City of Westwood Hills, Kansas,
June 23, 2022

A meeting of the Westwood Hills Planning Commission was held by Zoom on the 23rd day of June, 2022. Public notice had been properly given of the meeting tonight.

Present were members, Erik LaPrade, Norman Friedman acting as Chairman, Sollie Flora, Bryce Crady, as well as Rosemary Podrebarac, City Councilperson, and Beth O'Bryan, City Clerk. Also present were Jim Robertson and his architects Eric Piper and Michael Blackledge, and Todd Redburn. A quorum being present the meeting was called to order by Chairman Friedman at 7:05 p.m.

2013 W. 48th Terrace was the first item on the agenda. Eric Piper, architect, presented changes made to the residence which required a resubmission to SHPO. SHPO's approval was received. Jim Robertson is the homeowner. This house is a contributing house. A motion was made and seconded for approval. The motion passed. Bryce Crady recused himself.

The application for 2112 W 48th Terrace is the next item on the agenda. Todd Redburn presented this application as the homeowner. The project consists of the removal of an existing single car garage and its replacement in kind. The garage is a contributing structure. SHPO "has determined that this project will damage or destroy the Westwood Hills Historic District".

Discussion was had on the proposed installation. It was noted that the garage violated the sideyard setback requirement of 4', but city ordinance 8-203b.2.c. allows the replacement in-kind of a garage. Discussion continued what "in-kind" means. It was noted that the general dimensions of the garage were consistent with the existing garage, but the horizontal screen was not. The commission concluded that one or more windows would likely be acceptable in lieu of the screen if the project returned to the commission

Discussion turned to SHPO's letter. Mr. Redburn showed photographs of the structure's rotted baseplate and studs. SHPO's letter reads: "state preservation statute states that project cannot proceed until the local governing body has determined, based on a consideration of all relevant factors, that there is no feasible and prudent alternative to the proposal and that the project includes all possible planning to minimize harm to the historic property". He asked if the commission could recommend that the structure needed replacement. It was noted that there are several contractors who specialize in replacing foundations under existing garages. Mr. Redburn stated that his contractor said it would be more expensive to fix the foundation.

Bryce Crady commented on the width of wall on either side of the garage door. He thought Eddie McNeil would likely not allow the 16" of wall on either side of the door to act as support for the garage without a steel post and beam around the door.

It was noted that if Mr. Redburn wanted to go before city council for approval, he would need the commission to deny his submission. It was suggested that he would need contractor pricing of the option to replace his foundation for the City Council.

A motion was made and seconded to deny Mr. Redburn's submission. The motion passed; Mr. Redburn's submission was denied. The meeting was adjourned at about 8:00 p.m.

A handwritten signature in black ink, appearing to read "Norman Friedman". The signature is written in a cursive style with a large initial "N".

Norman Friedman