

Minutes of a Meeting of the Planning Commission for the City of Westwood Hills, Kansas,
November 16, 2023

A regularly scheduled and noticed meeting of the Westwood Hills Planning Commission was held at Westwood City Hall on the 16th day of November, 2023.

Present were members Erik LaPrade, Norman Friedman, Michael E. Whitsitt, and Lyle Miller (remember him?). Chairman Friedman announced that a quorum was present at the same time the meeting was called to order at 7:05 p.m. Chairman Friedman brought to the attention of the Commission his approval of the driveway and pad (in the front of the house) at 4933 Glendale, which probably violates the code, and Mr. Friedman stated that he did so in error. Discussion was had on how to prevent such a future occurrence, approval by the Chairman, when a plan violates City Code. The concern is that this kind of failure can be used by other residents to ask for similar treatment, all in violation of Code. It was determined that the best solution would be to keep any approvals by the chairman, alone, to a minimum, and then, if the Chairman is not sure of whether an application may be in violation of Code, it must be submitted to the full Commission.

Chairman Friedman next brought up the proposed front door replacement at 2007 W. 49th Terrace, the Paul Hughes house. It appears that this Dutch door replacement is consistent with the code, section 5-306. f. SHPO has no objection to the new door. It was moved, seconded, and unanimously approved, provided the owner gets all of the signatures required of his neighbors.

The next item is the Pete Kowalski residence at 4905 Glendale. Mr. Kowalski was not present. New plans were submitted to the Chairman by Mr. Kowalski, and the Chairman showed them to the Commission. An architect's seal has been obtained. Consistent with the SHPO position, the garage roof now has distinct creases with no standing seam, and uses composite roofing to match the current roofing material. The existing dining room and basement windows will remain, but are not encapsulated as SHPO suggested could be done.

The Commission decided to try to move forward a concern that has been discussed for many months now, and proposed the following language to replace the existing Section 5-307 h. 7. concerning garage doors. It was suggested the current language be replaced with the following:

“Preface: When you have a double garage door, and your garage is on the front of your home, the door becomes a major design element. Putting two single doors on that garage can lessen the impact as compared to one large door for a two or more car frontage. Therefore:

1. If the garage door(s) is/are part of the front elevation of the house, then single openings and single doors are required. Those single doors may be single slab doors, or any other type of door which otherwise meets Code.
2. If the garage door(s) is/are not part of the front elevation of the house, no more than two cars may be accommodated by a single opening and/or door. The door may be single slab or as otherwise permitted by Code.”

The above, as approved by the Commission is to be submitted to the City Council to become part of the Code, if the Council sees fit.

Upon motion made, second and approved, the meeting was adjourned at 8:15 p.m.

Michael E. Whitsitt, Secretary