

PLANNING COMMISSION/ZONING BOARD OF APPEALS
CITY OF VALLEY CENTER

Tuesday, August 23, 2016, 7:00 P.M.
CITY HALL, 121 S. MERIDIAN

A. CALL TO ORDER THE PLANNING COMMISSION/ZONING BOARD OF APPEALS MEETING

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

___ Ronald Colbert	___ Danny Park	___ Don Bosken
___ Gary Janzen	___ Del James	___ Terry Nantkes
___ Matt Stamm	___ Scot Phillips	___ Ben Neaderhiser

D. SET/AMEND AGENDA

Motion made by (_____). Seconded by (_____). For___ Against___

E. APPROVAL OF DRAFT MINUTES

June 28, 2016 DRAFT meeting minutes.

Motion made by (_____). Seconded by (_____). For___ Against___

F. COMMUNICATIONS-None

G. PUBLIC HEARING BEFORE PLANNING COMMISSION

- Review of proposed City Ordinance #1295-16, changes to the City's Floodplain Ordinance. The changes are stated below and necessary in order to maintain the City's good standing with the United States Federal Emergency Management Agency (FEMA) and the Community Rating System (CRS):

Strike from Section 18.02.A. the Index Map date of "February 2, 2007" and replace with new date of "December 22, 2016."

Strike from Section 18.04.A.4.f.4. "All proposals for development, including proposals for manufactured home parks and subdivisions, of five (5) acres or fifty (50) lots, whichever is lesser, include within such proposed base flood elevation data." and replace with "All proposals for development, including proposals for manufactured home parks and subdivisions, of greater than five (5) acres or fifty (50) lots, whichever is lesser, include within such proposed base flood elevation data."

Add to Section 18.08 the following: "'Base Flood Elevation (BFE)" means the computed elevation to which floodwater is anticipated to rise during the base flood."

- Chairperson opens hearing for comments from the public: TIME_____
- Chairperson closes public hearing: TIME_____

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments and discussion by the Planning Commission, I _____ make a motion to (**approve**, **deny**, or **table**) the City adopting Ordinance #1295-16. Seconded by _____ For___ Against___

H. **NEW BUSINESS-None**

J. **OLD OR UNFINISHED BUSINESS-None**

K. **COMMITTEE AND STAFF REPORTS-None**

L. **ITEMS BY PLANNING COMMISSION/ZONING BOARD OF APPEALS MEMBERS:**

Ronald Colbert _____	Danny Park _____	Terry Nantkes _____
Gary Janzen _____	Del James _____	Scot Phillips _____
Matt Stamm _____	Don Bosken _____	Ben Neaderhiser _____

M. **ADJOURNMENT OF THE PLANNING COMMISSION/ZONING BOARD OF APPEALS**

Motion made by (_____). Seconded by (_____).
For _____ Against _____

Note to Planning Commission Members: If you are unable to attend this meeting, please contact City Hall (755-7310) by 5:00 p.m. on the Monday prior to the Planning Commission Meeting.

All items listed on this agenda are potential action items unless otherwise noted. The agenda may be modified or changed at the meeting without prior notice. At anytime during the regular Planning Commission meeting, the Planning Commission may meet in executive session for consultation concerning cases to be deliberated. This is an open meeting, open to the public, subject to the Kansas Open Meetings Act (KOMA). The City of Valley Center is committed to providing reasonable accommodations for persons with disabilities upon request of the individual. Individuals with disabilities requiring an accommodation to attend the meeting should contact the Community Development Office in a timely manner, at communitydevelopment@valleycenterks.org or by phone at (316)755-7310. For Additional information on any item on the agenda, please visit www.valleycenterks.org or call (316) 755-7310.