

**PLANNING AND ZONING BOARD**  
CITY OF VALLEY CENTER

Tuesday, July 25, 2017, 7:00 P.M.  
CITY HALL, 121 S. MERIDIAN

**CALL TO ORDER:** Chairperson Gary Janzen called the meeting to order at 7:00 P.M. with the following members present: Don Keenan, Gary Janzen, Matt Stamm, Rick Shellenbarger, Katie Patry and Ben Neaderhiser.

**Members absent:** Delmer James

**Staff Present:** Ryan Shrack and Katrina Rubenich

**Audience:** Mark Savoy for Savoy Company, P.A., Kristy Gooch, Jason Gooch, Dick Rohloff and Jim Gooch.

Meeting started with the Pledge of Allegiance to the American Flag.

**AGENDA:** A motion was made by Commissioner Shellenbarger and seconded by Vice Chairperson Stamm to set the agenda. Motion passed unanimously.

**APPROVAL OF DRAFT MINUTES:**

A motion was made by Vice Chairperson Stamm to approve the May 23, 2017 minutes. The motion was seconded by Commissioner Shellenbarger. Motion passed unanimously.

**COMMUNICATIONS:**

Ryan stated that there will not be an August meeting but for the Board to plan on a September meeting for the Lot Split & Rezoning request from Sunflower Gardens.

**PUBLIC HEARING BEFORE PLANNING AND ZONING BOARD:**

- A. Review of LS-2017-01, application of Orvel Kline, pursuant to Section 16.09.01, who is petitioning for a lot split involving the splitting of the owner's lot into two parcels, the west parcel containing a 2.13 acre lot and the east parcel containing a 2.95 acre lot.

Ryan presented the following:

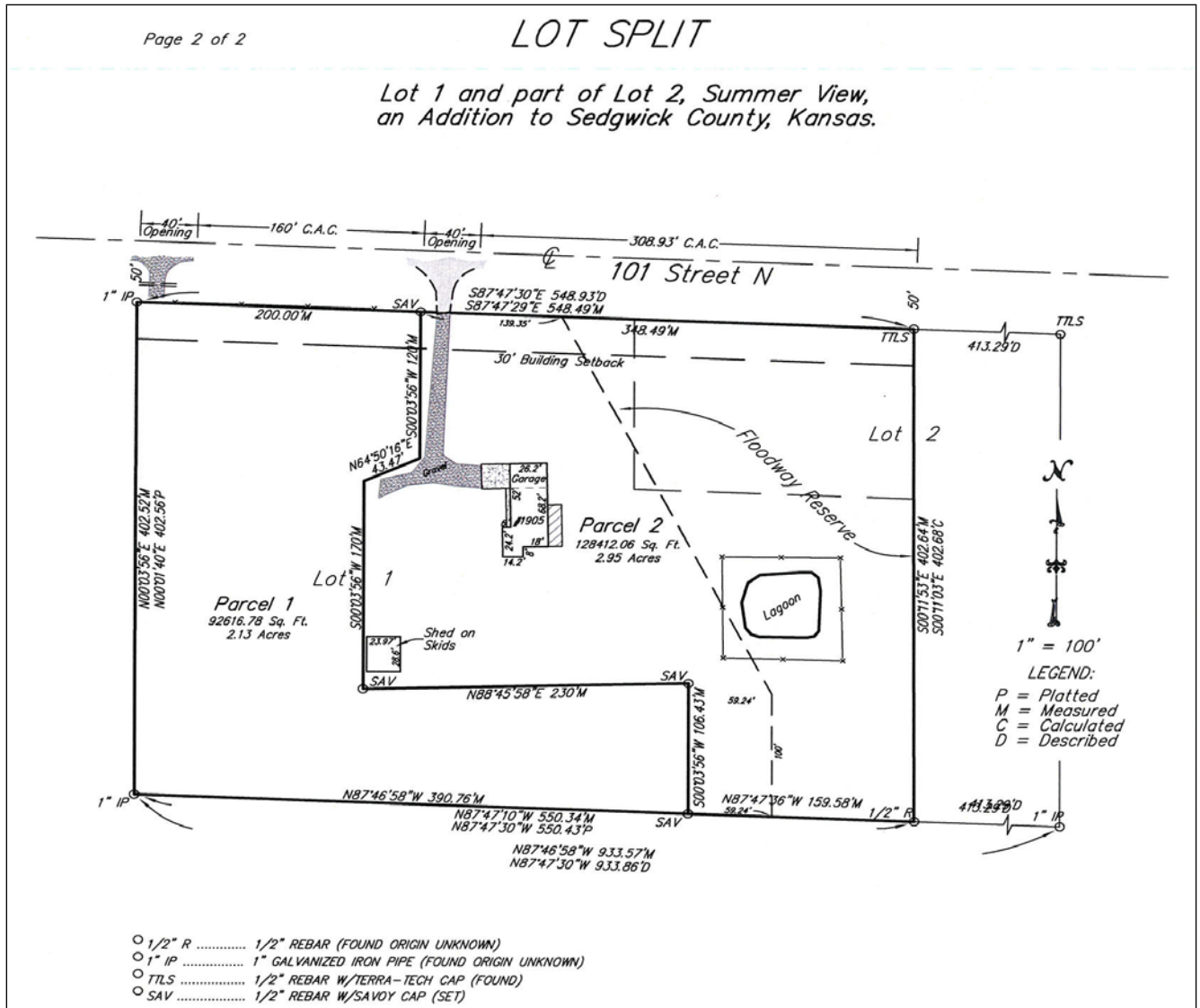
**Date:** July 17, 2017

**To:** City of Valley Center Planning and Zoning Board

**From:** Ryan W. Shrack, Community Development Director

**RE:** Lot Split Application (**LS 2017-01**)

**Petition:** Orvel Kline/Kristy Gooch is petitioning for a lot split to separate 1905 W. 101<sup>st</sup> Street North, Valley Center, Kansas, from one lot into two lots as shown in the image below:



**Comments:**

As you will note, this property lies outside of the city limits of the City of Valley Center, Kansas. The applicant originally applied to Sedgwick County to approve this lot split, but was redirected to Valley Center due to Sedgwick County Subdivision Regulations Section 3-102.D. This regulation states that the City of Valley Center has authority over certain areas of land outside of the City's jurisdiction, including the area of land in this lot split application. It is important to note that the City of Valley Center Planning Commission approved the "Summer View" Final Plat on July, 28, 1998.

The proposed west parcel will contain 2.13 acres with 200 feet of frontage on 101<sup>st</sup> Street and the proposed east parcel will contain 2.95 acres with 348.93 feet of frontage on 101<sup>st</sup> Street. The proposed east parcel already contains a single-family residence (owned by the applicant, Orvel Kline). Once approved, a single-family residence will be constructed on the proposed west parcel

by Kristy Gooch (petitioner of this application). All necessary building permits will need to be obtained through Sedgwick County, not Valley Center. Sedgwick County has been able to review this proposed lot split and has no objections at this time.

A public notice was sent out to all adjacent property owners. Two responses have been received via telephone and all questions regarding this proposed lot split were answered.

**City staff recommends approval of this lot split application.**

Chairperson Janzen asked if they will work through Sedgwick County on a septic system. Ryan stated that he checked the zoning code and the minimum acreage they need for a septic system is 2 acres, so the applicant is fine there.

At 7:08 P.M., Chairperson Janzen opened hearing for comments from the public. Mark Savoy of Savoy Company, P.A., the land surveyor representing the applicant, stated that they did go through Sedgwick County Code Enforcement to make sure that the existing lagoon would still be no problem. Sedgwick County advised them that it is fine but if it should fail, the applicant would have to go to an alternate sewer system. There is no problem with Sedgwick County. Mark stated that he is in agreement with all of the staff's comments and recommendations. Chairperson Janzen asked for any other comments. At 7:09 P.M., Chairperson Janzen closed public hearing and asked for any comments from the Board.

Based on the City Staff recommendations, public comments and discussion by the Planning Commission, Vice Chairperson Stamm made a motion to approve LS-2017-01. Commissioner Shellenbarger seconded the motion. Vote was unanimous to approve the plan.

**NEW BUSINESS**-None

**OLD OR UNFINISHED BUSINESS**-None

**COMMITTEE AND STAFF REPORTS**-Ryan reminded the Board again to plan on meeting in September and thanked the Board for their service to the community.

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

Don Keenan-Nothing  
Gary Janzen-Nothing  
Matt Stamm-Nothing  
Rick Shellenbarger-Nothing  
Delmer James-Absent  
Katie Patry-Nothing  
Ben Neaderhiser-Nothing

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

At 7:16 P.M., a motion was made by Chairperson Janzen to adjourn and seconded by Vice Chairperson Stamm. Vote was unanimous.

Respectfully submitted,

Ryan Shrack/KSR  
Community Development Director

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Gary Janzen, Chairperson