

PLANNING AND ZONING BOARD
CITY OF VALLEY CENTER

Thursday, December 21, 2017, 7:00 P.M.
CITY HALL, 121 S. MERIDIAN

CALL TO ORDER: Vice Chairperson Matt Stamm called the meeting to order at 7:00 PM with the following members present: Delmer James, Ben Neaderhiser, Matt Stamm and Don Keenan.

Members absent: Gary Janzen, Rick Shellenbarger and Katie Patry

Staff Present: Ryan Shrack, Katrina Rubenich and Josh Golka

Audience: Jeff Niedens

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

AGENDA:

A motion was made by Commissioner Neaderhiser to set the agenda. The motion was seconded by Commissioner Keenan. Motion passed unanimously.

APPROVAL OF DRAFT MINUTES:

A motion was made by Commissioner James to approve the October 24, 2017 minutes. The motion was seconded by Commissioner Neaderhiser. Motion passed unanimously.

COMMUNICATIONS:

Ryan Shrack requested that the Board review next year's schedule included in the packet. A motion was made by Commissioner Neaderhiser to approve the 2018 Planning and Zoning Board meeting schedule. The motion was seconded by Commissioner Keenan. Motion passed unanimously.

PUBLIC HEARING BEFORE PLANNING AND ZONING BOARD:

- A. Review of RZ-2017-03, application of Jeff Niedens, pursuant to Section 17.11, who is petitioning for a rezoning of land that is currently zoned R-1B, which is the City's designation for a single-family residential district, to R-2, which is the City's designation for a two-family residential district. The land in question is located at 545 W. 2nd Street, Valley Center, KS.

At 7:04 PM, Vice Chairperson Stamm opened hearing for comments from the public. Ryan introduced the applicant, Jeff Niedens. Mr. Niedens offered to answer any questions. Vice Chairperson Stamm asked if there would be separate water meters for the duplex. Ryan stated that the City does require separate meters. Commissioner James asked about the specifics of this build. Mr. Niedens explains that the photo included is just an example of what is being built. At 7:07 PM, Vice Chairperson Stamm closed the public hearing.

Based on the City Staff recommendations, public comments and discussion by the Planning and Zoning Board, I, Commissioner Neaderhiser, make a motion to approve RZ-2017-01. Seconded by Commissioner Keenan. Motion passed unanimously.

- B. Review of SP-2017-05, application of Valley Center Recreation Commission, pursuant to Section 17.12.02.A., who is petitioning to build a 1,200 sq. ft. maintenance/storage building, to be located at 818 N. Emporia St., Valley Center, KS 67147.

At 7:09 PM, Vice Chairperson Stamm opened hearing for comments from the public. Commissioner Keenan asked Mr. Golka if he thinks there should be any exterior lighting. Mr. Golka indicated that there is no need. At 7:10 PM, Vice Chairperson Stamm closed the public hearing.

Based on the City Staff recommendations, public comments and discussion by the Planning and Zoning Board, I, Commissioner Keenan, make a motion to approve SP-2017-03. Seconded by Commissioner Neaderhiser. Motion passed unanimously.

NEW BUSINESS-None

OLD OR UNFINISHED BUSINESS-None

COMMITTEE AND STAFF REPORTS Ryan stated that this is Vice Chairperson Stamm's last meeting and that City Council approved to appoint Kelsey Parker to take his place. Ryan also asked the Board to prepare to meet in January.

ITEMS BY PLANNING AND ZONING BOARD MEMBERS:

Matt Stamm- Stated what a pleasure it has been to serve on this Board for the past several years.

Don Keenan-Nothing

Delmer James-Nothing

Ben Neaderhiser-Nothing

ADJOURNMENT OF THE PLANNING AND ZONING BOARD MEETING:

At 7:12 PM, 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

Matt Stamm, Vice Chairperson