

# VALLEY CENTER PLANNING COMMISSION DRAFT MINUTES

7:00 P.M., Tuesday, April 24, 2012  
Valley Center City Hall at 121 S. Meridian Avenue  
Jaque Davis, Chairperson Presiding

Chairperson Davis called the meeting to order at 7:00 p.m. with the following members present: Jaque Davis, Gary Janzen John Dailey, Dee Wretberg, Kathryn Schroeder, Steve Jackson, and Don Bosken. Others present were Kris Rose from the Baughman Company.

Staff Present: Warren Utecht and Deby Taylor, Community Development Department.

Planning Commission members absent: Ricky Shellenbarger, Danny Park

## SET/AMEND AGENDA

Motion was made by John Dailey, seconded by Steve Jackson, to set the agenda. Motion passed.

## MINUTES OF MARCH 27<sup>TH</sup> 2012 MEETING

The minutes of the March 27<sup>th</sup> 2012 meeting were reviewed by members of the Planning Commission. A question was asked whether a motion was made to close the public hearing on the rezoning. John Dailey recalled closure, but pointed out that in the past, the time at which a public hearing was opened and closed was in the minutes of the meeting. The Community Development Director stated that from now on, the recording secretary will note the time at which the public hearing is opened and closed. Dee Wretberg made a motion and seconded by Don Bosken to approve the minutes of the March 27<sup>th</sup> 2012 meeting. Motion passed.

**COMMUNICATIONS:** The Community Development Director informed the Planning Commission that Jaque Davis had brought to his attention a survey being circulated on the north side of Valley Center to petition the City of Valley Center to apply for "Safe Routes to Schools" grant money. The Community Development Director stated that the City Council had authorized an expenditure of money for PEC to prepare a Master Sidewalk Plan this summer, and that the Planning Commission would be involved in the review of the plan and schedule a public hearing for public input before a recommendation is forwarded to the City Council for adoption of the Plan. Once that document is completed, the City will file for a "Safe Routes to Schools" grant by May of 2013.

**PUBLIC COMMENT:** None

**CONSENT AGENDA:** No Issues

## UNFINISHED BUSINESS

- A. A Public Hearing was held for amendments to the Subdivision Regulations (Article 16) on March 27<sup>th</sup> but action was tabled until the April 24<sup>th</sup> meeting. The Community Development Director went through all of the changes but all of the discussion was focused on the positive and negative aspects of deleting the language of the Subdivision Committee from the Subdivision Regulations, which would eliminate the Subdivision Committee. *(Note: Question was asked how many communities other than Valley Center have a Subdivision Committee). It was learned after the meeting that the only communities in the Wichita Area that have a Subdivision Committee are the City of Wichita, made up of mostly professional staff, and the City of Bel Aire).* Having

considered the recommendation of the Community Development Director and other factors discussed during the Planning Commission meeting, Jaque Davis moved to amend the Valley Center Subdivision Ordinance as presented. Motion was seconded by Gary Janzen. Motion carried (For-5 Against-2)

B. Without debate, the following motion was made:

Having considered the recommendation of the Community Development Director and other factors discussed during Planning Commission meetings, Jaque Davis moved to disband the Subdivision Committee. Motion was seconded by Steve Jackson. Motion passed, For-5 Against-2.

### **NEW BUSINESS**

The Community Development Director outlined the staff review regarding the petition to split Lot 48, Block A, Valley Creek Estates Addition. The lot division would give the petitioner who owns Lot 49 (315 Valley Creek Drive) more backyard area while leaving more than sufficient land area for a future buyer of lot 48 to build a home. No one from the neighborhood that were mailed notices filed any concerns with City staff.

Having considered the recommendation of the Community Development Director and other factors discussed during the Planning Commission meeting, Jaque Davis moved to recommend approval for a lot split of Lot 48, Block A, Valley Creek Estates Addition, subject to all specials applied against Parcel B of Lot 48. Motion was seconded by John Dailey. Motion was unanimous.

### **ITEMS BY PLANNING COMMISSIONERS**

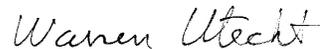
Jaque Davis - none  
John Dailey - none  
Don Bosken - none  
Dee Wretberg - none  
Gary Jansen - none  
Kathryn Schroeder - none  
Steve Jackson - none

### **ADJOURNMENT**

A motion was made and seconded to adjourn the meeting. Motion passed

Time of Adjournment 7:46 p.m.

Respectfully submitted,



Warren Utecht,  
Planning Commission Secretary

Approved by the Valley Center Planning Commission on May 22, 2012.

    /Jaque Davis/      
Jaque Davis, Chairperson