

VALLEY CENTER PLANNING COMMISSION DRAFT MINUTES

7:00 P.M., Tuesday, June 26, 2012
Valley Center City Hall at 121 S. Meridian Avenue

Vice-Chairperson Park called the meeting to order at 7:00 p.m. with the following members present: John Dailey, Don Bosken, Dee Wretberg, Kathryn Schroeder, Danny Park, Ricky Shellenbarger, and Steve Jackson. Absent: Gary Janzen and Chairperson Jaque Davis.

Staff Present: Warren Utecht, Community Development Department.

1. SET/AMEND AGENDA:

Motion was made by Kathryn Schroeder, seconded by Ricky Shellenbarger, to set the agenda as presented. Motion passed unanimously.

2. APPROVAL OF DRAFT MINUTES

A. MINUTES OF MAY 22, 2012 MEETING:

The minutes of the May 22, 2012 meeting were reviewed by members of the Planning Commission. Some errors were pointed out by Warren Utecht (some being originally found by John Dailey), including the correct motion language to “set a public hearing date for the Subdivision Regulations” rather than “approving the changes”. It was also noted that Danny Park and Don Bosken were left off of the “Items by Planning Commissioners” list. John Dailey made a motion and seconded by Dee Wretberg to approve the amended minutes. Motion passed unanimously.

3. COMMUNICATIONS:

Warren reported on a City Council presentation that was made by Joe File, who works for AMEC (the consultant contracted by the County to prepare the new Floodplain Regulations). Joe explained that FEMA has added options that can be used to map an uncertified levee, such as the one in Valley Center. However, he did not believe the additional options would yield any significant change in the mapping of the floodplain. He urged the City to sign a waiver that states the City of Valley Center would forego analysis of the City’s floodplain using additional options. Signing the waiver would prevent a 2 year delay in the publication of the new floodplain maps, which could affect every community in Sedgwick County. By unanimous vote, the City authorized the Mayor to sign the waiver letter.

4. **PUBLIC COMMENT:** No one was present in the audience

5. **CONSENT AGENDA:** No Issues

6. **UNFINISHED BUSINESS:** None

7. PUBLIC HEARING:

Public Hearing to consider an Amendment to the City of Valley Center Subdivision Regulations (Article 16) regarding Condominium Exception to Lot Split Procedure. Chairperson Park opened the public hearing. Warren Utecht explained the background for the Condominium Exception to the Lot Split procedure, saying that it was just a form of ownership and is not a change of ownership, provided the zoning is appropriate. His office would still check the lot split to make sure the petitioner was meeting all of the lot area, lot width and setback standards.

Having considered the recommendation of the Community Development Director and other factors discussed during the Planning Commission meeting, John Dailey move to amend the

Valley Center Subdivision Ordinance, including the Condominium Exception to Lot Split Procedure. Motion seconded by Don Bosken. Motion passed unanimously.

8. NEW BUSINESS

Discussion of a Commission meeting date to review zoning regulation amendments for 2012.

Warren Utecht explained that having a year's experience enforcing the Zoning Regulations, he has noted that a number of changes should be made. The Planning Commission decided that Warren should send out his recommended changes in the next week so that the Commissioners have sufficient time to review the recommended changes before the next regularly scheduled meeting on July 24, 2012.

9. ITEMS BY PLANNING COMMISSIONERS

John Dailey - none

Don Bosken - none

Dee Wretberg - none

Kathryn Schroeder - Kathryn commented that she appreciated the appearance and quality of the new triplex on Fourth and Park, and that the owner has now rented out two of the three units before it is even completed.

Danny Park - none

Ricky Shellenbarger - none

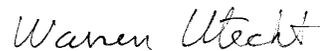
Steve Jackson - none

10. ADJOURNMENT

A motion was made by Kathryn Schroeder and seconded by Don Bosken to adjourn the meeting. Motion passed unanimously.

Time of Adjournment 7:22 p.m.

Respectfully submitted,



Warren Utecht,
Planning Commission Secretary

Approved by the Valley Center Planning Commission on July 24, 2012.

Jaque Davis, Chairperson

WU/dt