

**VALLEY CENTER  
PLANNING COMMISSION/BOARD OF APPEALS  
MINUTES**

7:00 P.M., Tuesday, December 10, 2013  
Valley Center City Hall at 121 S. Meridian Avenue

**CALL TO ORDER:** Chairperson Park called the meeting to order at 7:00 p.m. with the following members present, Ronald Colbert Sr., Del James, Matt Stamm, Danny Park, Scot Phillips, Terry Nantkes, and Dee Wretberg.

Members absent: Don Bosken and Gary Janzen.

Staff Present: Warren Utecht and Deby Taylor Community Development Department.  
Also attending: Gloria Jeff, representing WAMPO (Wichita Area Metropolitan Planning Organization).

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

**AGENDA:** A Motion was made by Commissioner Stamm, seconded by Commissioner Colbert to set the agenda. Motion passed unanimously.

**APPROVAL OF DRAFT MINUTES:**

A motion was made by Commissioner Wretberg, seconded by Commissioner Nantkes to accept the October 29, 2013 draft minutes as written. Motion passed unanimously.

There were no public non-agenda comments.

**PUBLIC HEARING:** Rezoning Petition Z 2013-05 filed by Frank and Teresa Sullivan to amend the zoning map from R-1B Single Family Residential District to RR-1 Suburban Residential District for 125 S. Sheridan.

According to the Recording Secretary, a notice of this hearing was published in the Ark Newspaper, and notices were mailed to property owners of record in the City limits within 200 feet. The record shows that at least 20 days elapsed between the publication and the hearing date. No evidence to the contrary from anyone present was given.

Chairperson Parks asked the committee members if there were any disqualifications or ex parte communications that would disqualify anyone from participating. There were no disqualifications. Chairperson Parks declared there was a quorum of 7 present for this hearing.

Chairperson Park asked Zoning Administrator, Warren Utecht, to provide the committee with his staff review on the case. Mr. Utecht shared the applicant's reasons for Rezoning. The property at 125 S. Sheridan has been occupied by a single family home for many years, and the property owners have had a horse for some time. When the petitioners recently filed for renewal of their horse renewal license, it was realized their property was zoning R-1B residential, which does not allow horses according to Animal Regulations. The only zoning categories that allow horses are the Agricultural or Suburban Zoning Districts.

Due to the length of time the horse has been on this property and being no one has complained about the horse, a rezoning to a more restrictive zoning category (that allow animals) should have no negative consequences.

Mr. Utecht stated the request complied with the Zoning Amendment criteria (17.11.01.H) and recommended approval of the zoning change from R-1B to RR-1.

At 7:05 p.m. Chairperson Park opened the hearing for comments from the public. He asked the applicant if they had any comments. Mrs. Sullivan declined. There were no other comments from the public. The open meeting was closed at 7:06 p.m.

**RECOMMENDED MOTION:** Based on the City Staff recommendations, Chairperson Park made a motion to approve the petition by Frank and Teresa Sullivan to rezone the described parcel in this petition from R-1B Single Family Residential District to RR-1 Suburban Residential District. The motion was Seconded by Commissioner Colbert and the vote passed unanimously.

There were no communications, old or unfinished business.

### **NEW BUSINESS BEFORE PLANNING COMMISSION.**

In the absence of William Longnecker, staff member from Wichita-Sedgwick County MAPC (Metropolitan Area Planning Department), Warren Utecht presented a request for an extraterritorial Wichita water well easement vacation at 8160 Hoover Road (55<sup>th</sup> Street West and 81<sup>st</sup> Street North), petitioned by David L. Wilkerson. Mr. Utecht didn't see any problems with the request and recommended approval. Chairperson Park asked if Mr. Wilkerson had any comments. He declined.

**RECOMMENDED MOTION:** Based on MAPC recommendations, public comments, and discussion by the Planning Commission, Commissioner Stamm made a motion to recommend to the Metropolitan Area Planning Commission approval of the Extraterritorial Wichita Water Well Easement Vacation at 8160 Hoover Road (55<sup>th</sup> St. W), petitioned by David L. Wilkerson. Motion was seconded by Commissioner Nantkes and vote passed unanimously.

The 2014 Planning Commission Calendar of Meeting dates was presented to the board. Commissioner Colbert made a motion to accept the calendar and Commissioner Wretberg seconded. Motion passed unanimously.

### **PUBLIC COMMENT**

Gloria Jeff from WAMPO (Wichita Area Metropolitan Planning Organization) presented "MOVE 2040" for the Long Range Transportation Planning. She described their plan to establish a 25 year multimodal transportation plan with built in update reviews and fiscal constraints. Criteria for evaluating the need included; traffic congestion and volume, pavement conditions, bridge sufficiency, safety factors, commuting patterns and gas prices. With an aging population and advancing technology, strategic investment is necessary. Ms. Jeff asked the commissions to think about what the transportation needs for Valley Center are, and she conducted a quick survey to assess those needs. Commissioner Colbert asked Gloria several questions that were adequately answered.

After discussion, the commissioners decided to table discussion to the January meeting date, when they will evaluate the needs and prioritize a list to be forwarded to WAMPO.

**COMMITTEE AND STAFF REPORTS:** Warren Utecht introduced Scot Phillips, the new commissioner, appointed by Mayor McNown, replacing Ricky Shallenberger.

**ITEMS BY PLANNING COMMISSIONERS:**

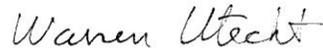
- Ronald Colbert Sr. – Welcomed Scot
- Matt Stamm – Welcomed Scot
- Dee Wretberg – Asked about the city Christmas tree.
- Scot Phillips-None
- Danny Park – Welcomed Scot & Thanked Gloria Jeff for the presentation.
- Terry Nantkes – None
- Del James - None

**ADJOURNMENT:**

Motion made by Commissioner Stamm and seconded by Commissioner Colbert to adjourn. Motion passed unanimously.

Time of Adjournment 7:50 p.m.

Respectfully submitted,



Warren Utecht,  
Planning Commission Secretary

Minutes to be reviewed and approved by the Valley Center Planning Commission at the next meeting.

    /Danny Park/      
Danny Park, Chairperson  
WU/dt