

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

7:00 P.M., Tuesday, January 28, 2014
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., Don Bosken, Matt Stamm, Danny Park, Scot Phillips, Terry Nantkes, and Dee Wretberg.

Members absent: Gary Janzen and Del James

Staff Present: Warren Utecht

Also attending: Mayor Michael McNown

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 as presented. Motion passed unanimously.

APPROVAL OF DRAFT MINUTES:

A motion was made by Commissioner Wretberg, seconded by Commissioner Nantkes to accept the December 10, 2013 draft minutes as written. Motion passed unanimously.

There were no public non-agenda comments.

PUBLIC HEARING: SWOT (Strengths, Weaknesses, Opportunities and Threats) Workshop associated with the update of the Valley Center Comprehensive Plan

At 7:05 p.m. Chairperson Park opened the Public Hearing. Warren Utecht introduce the SWOT discussion by going through a list of questions to stimulate discussion, outlined as follows:

List Strengths of Valley Center

- What makes this city stand out among other cities in the region?
- What attracted you to live in this city?
- Why would people buy a house, or start a business in this city?

List Weaknesses of Valley Center

- What would detract someone from moving to this city?
- What does the city lack in comparison to other similarly sized cities?
- What has this city lost in the past 10 years that makes it weaker?
- What obvious deficiencies can be improved upon?
- What kind of negative aspects does our city have when adjacent to a much larger metropolitan area?

List Opportunities we need to take advantage of, or go after

- What types of businesses should we pursue?
- What kind of joint effort should be promoted to bring about higher quality community services competitive with other cities?
- How can we use our weaknesses to generate opportunities?

List Threats which could negatively impact our Way of Life

- What kind of things might we be doing or not doing which could discourage people or business from moving to our city?
- What are our competing cities doing which will discourage growth in our city?
- What aspects of our city place us at a disadvantage with all other cities in the region?

Warren Utecht then started going through each category, asking the Commission and those in attendance to share their thoughts. The following is a summary of what was said.

Regarding Strengths:

- Good School District
- Variety of active churches in the community
- "Small town" feel
- Lower crime rate as compared to Wichita
- Good Police and Fire Departments
- A number of social organizations
- Good Recreation Program for all ages
- Good parks and open space areas
- Restaurants
- Active Senior Citizen's Program
- Close proximity to commercial/service type businesses such as grocery, hardware, car repair, attorney, veterinarians, doctors and dentist, auditors, insurance, investments, banks
- Newer housing and vacant lots available for construction
- Community Involvement
- Library
- A number of private airports accessible from adjoining home sites.

Regarding Weaknesses:

- Flooding in the streets and occasionally in lawns when it rains hard
- Frequent train noise and street blockage
- City lacks a wide variety of restaurants and shopping
- City lacks sidewalks and walking paths. The few existing sidewalks are in poor condition
- Some public roads are in need of repair or reconstruction
- The City has an identity problem. Many do not know where it is. Its borders lack frontage on a major highway corridor
- Past council decisions have hurt it's visibility
- Lack of places for our young people to congregate in the evenings and weekends
- Need a new Library
- Lack of indoor recreation center or private work-out facilities
- Some view Code Enforcement too rigid, others not rigid enough
- Internal transportation is lacking for senior citizens who cannot drive

Regarding Opportunities:

- City residents need to support the new 3-par Golf Course
- Dog track reopening could be a possible source of school district revenue
- Donations to the Community Foundation could generate funds for many good causes

- Need for Senior Housing
- City needs to “market” itself to new businesses, industry and housing
- City-wide support of a new Community Center jointly facilitating the following users:
 - a. Library
 - b. Indoor recreation activities
 - c. Senior’s Group activities
 - d. Youth activities in evenings and weekends

Regarding Threats:

- Taking a “Do-Nothing” approach to making improvements and adding amenities to the city
- Public water availability, especially during future “drought” conditions
- Close proximity to the City of Wichita
- Need for an updated emergency preparedness plan and “mock-drills”

COMMUNICATIONS-None

OLD OR UNFINISHED BUSINESS

Discussion of MOVE 2040 Long Range Transportation as It Relates to Valley Center

Warren Utecht went through a follow-up discussion initially held at the December meeting when Gloria Jeff from WAMPO made a presentation and was seeking community opinions regarding long range transportation planning and how monies should be spent on competing transportation issues. Warren indicated he would be showing the following future road corridors on the future Land Use Plan, which will be part of the updated Comprehensive Plan:

1. Emporia extension north from its present terminus to 93rd Street
2. Southwind extension from city limits to 93rd. Street
3. Northridge in Prairie Lakes Subdivision extended east to Seneca
4. A north-south collector street from 77th to 83rd Streets, between Seneca and Broadway

Commissioner Don Bosken, who designs new roads as a profession, said he liked the idea of preserving road corridors on the City’s Land Use Plan as a long term planning strategy.

NEW BUSINESS BEFORE PLANNING COMMISSION-None

COMMITTEE AND STAFF REPORTS-None

ITEMS BY PLANNING COMMISSIONERS:

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| <ul style="list-style-type: none"> • Ronald Colbert Sr. – Announced the upcoming Economic Development Board meeting prior on Feb. 4th just prior to the Council meeting (6:30 p.m.). • Matt Stamm – Nothing • Don Bosken - Nothing | <ul style="list-style-type: none"> • Dee Wretberg – Nothing • Scot Phillips-Nothing • Danny Park – Nothing • Terry Nantkes – Nothing |
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ADJOURNMENT:

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

Time of Adjournment 8:19 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
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