

VALLEY CENTER PLANNING COMMISSION MINUTES

7:00 P.M., Tuesday, March 25, 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, Terry Nantkes, and Dee Wretberg.

Members absent: Gary Janzen and Del James, and Scot Phillips

Staff Present: Warren Utecht

Public Present: Marshella Pederson representing the Chamber of Commerce

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 Bosken, seconded by Commissioner Nantkes to accept the January 28, 2014 draft minutes as written. Motion passed unanimously.

There were no public non-agenda comments or unfinished business

COMMUNICATIONS-None

NEW BUSINESS BEFORE PLANNING COMMISSION

- A. Chamber of Commerce request to allow on-premise yard signs for 6 months to promote shopping in Valley Center.

Warren explained this is a unique request in that it is a generic sign being placed on the properties of business to promote and encourage residents to shop in stores and use personal services locally. Commissioner Park made a motion to concur with the Zoning Administrator's ruling to allow Chamber of Commerce yard signs to promote local businesses from April to October, provided they are not placed in the public right-of-way.

- B. Discussion of first draft of the New Comprehensive Plan (no action was taken)

Warren explained how the new Comprehensive Plan was organized and went through, page by page to review the draft plan. Areas covered were the purpose of the plan, land use findings, major infrastructure and vehicle funding reserve, alternate forms of vehicle and equipment acquisition, Vision statement, Land Use Goals, and Five Year Implementation plan. The remainder of the plan will be reviewed at the April 22nd Planning Commission meeting.

- C. Dedication of additional Street Right-of-Way along Stearman Property on northeast corner of E. 5th Street and McLaughlin Drive to facilitate 10 foot path.

Warren explained the owners were asked to sign an easement to allow the City to build a public path on part of their property facing both McLaughlin Drive and Fifth Street. They instead wanted to donate the land to the city through a street dedication resolution.

Having considered the recommendation of the Community Development Director and discussion regarding its merits, Commissioner Colbert moved to recommend to the City Council acceptance of a strip of land along McLaughlin Drive and 5th Street to facilitate a 10 foot public path as legally described:

BEGINNING at a point 30 feet North and 1498.0 feet East of the Southwest corner of Section 30, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, said point being on the easterly line of McLaughlin Drive as platted in McLaughlin Second Addition to Valley Center, Kansas; Thence Bearing N01 °36'49"E, along said easterly line, a distance of 84.05 feet to the P.C. of a curve to the left; Thence along said curve to the left and continuing along said easterly line having a radius of 110.00 feet, a chord bearing of N 11°30'11"W, a chord distance of 49.93 feet and through a central angle of 26°14'00", an arc distance of 50.36 feet; Thence continuing along said easterly line Bearing N24°37'11"W, a distance of 154.75 feet; Thence Bearing N52°11'49"E, a distance of 11.30 feet; Thence Bearing S24°37'11"E, a distance of 176.47 feet; Thence Bearing S01 °36'49"W, a distance of 115.36 feet; Thence Bearing S88°23'11"E, a distance of 187.43 feet; Thence Bearing S00°40'11"E, a distance of 5.00 feet to a point 30 feet North of the South line of said Section 30; Thence Bearing N88°23'11"W, parallel with said South line, a distance of 194.63 feet to the **POINT OF BEGINNING**. (Containing 0.086 acres, more or less)

Motion was seconded by Commissioner Park. Motion passed unanimously.

COMMITTEE AND STAFF REPORTS-None

ITEMS BY PLANNING COMMISSIONERS:

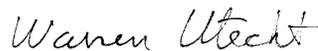
- Ronald Colbert Sr. – Nothing
- Matt Stamm – Nothing
- Dee Wretberg – Nothing
- Don Bosken - Nothing
- Danny Park – Nothing
- Terry Nantkes – Nothing

ADJOURNMENT:

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

Time of Adjournment: 8:00 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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