



**PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS  
MEETING AGENDA  
CITY OF VALLEY CENTER, KS**

Tuesday, February 25, 2020 7:00 P.M.  
City Hall, 121 S. Meridian Ave., Valley Center, KS 67147

**A. CALL TO ORDER THE PLANNING AND ZONING BOARD/BZA**

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

\_\_\_ Don Keenan                      \_\_\_ Rick Shellenbarger                      \_\_\_ Toby Meadows  
\_\_\_ Gary Janzen                      \_\_\_ Mike Boyd  
\_\_\_ Kelsey Parker                      \_\_\_ Katie Patry

**D. SET/AMEND AGENDA**

Motion made by (\_\_\_\_\_). Seconded by (\_\_\_\_\_). For\_\_\_ Against\_\_\_

**E. APPROVAL OF DRAFT MINUTES**

January 28, 2020 DRAFT meeting minutes.  
Motion made by (\_\_\_\_\_). Seconded by (\_\_\_\_\_). For\_\_\_ Against\_\_\_

**F. COMMUNICATIONS**

**G. PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD/BZA**

A. Review of V-2019-01, application of Jarrod West, pursuant to City Code 17.10.08., who is petitioning for an amendment on the variance ruling previously decided for a proposed accessory garage building to be constructed at 104 W. Northwind Dr., Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME\_\_\_\_\_
- Chairperson closes public hearing: TIME\_\_\_\_\_

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, I \_\_\_\_\_ make a motion to (approve, deny, or table) V-2019-01. Seconded by\_\_\_\_\_. For\_\_\_ Against\_\_\_

B. Review of SP-2020-01, application of B+T Group, pursuant to City Code 17.12., who is petitioning to build a 180 ft. cell tower on the property located at 400 W. Industrial St., Valley Center, KS 67147

- Chairperson opens hearing for comments from the public: TIME\_\_\_\_\_

- Chairperson closes public hearing: TIME\_\_\_\_\_

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, I \_\_\_\_\_ make a motion to (**approve**, **deny**, or **table**) SP-2020-01. Seconded by\_\_\_\_\_. For\_\_\_ Against\_\_\_

C. Review of V-2019-05, application of Daniel Shults, pursuant to City Code 17.10.08., who is petitioning for an amendment on the variance ruling previously decided for a proposed accessory garage building to be constructed at 429 N. Colby St., Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME\_\_\_\_\_
- Chairperson closes public hearing: TIME\_\_\_\_\_

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, I \_\_\_\_\_ make a motion to (**approve**, **deny**, or **table**) V-2019-05. Seconded by\_\_\_\_\_. For\_\_\_ Against\_\_\_

D. Review of LS-2020-01, application of Dallas and Tiffany Temple, pursuant to Section 16.09.01., who are petitioning for a lot split involving the splitting of the owner’s property located at 233 S. Sheridan Ave., Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME\_\_\_\_\_
- Chairperson closes public hearing: TIME\_\_\_\_\_

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, I \_\_\_\_\_ make a motion to (**approve**, **deny**, or **table**) LS-2020-01. Seconded by\_\_\_\_\_. For\_\_\_ Against\_\_\_

E. Review of V-2020-02, application of Ronald Spelts, pursuant to Section 17.10.08., who is petitioning for a building size variance of 1,440 square feet on a proposed accessory garage building to be constructed on the lot located at 1320 W. 63<sup>rd</sup> St. N., Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME\_\_\_\_\_
- Chairperson closes public hearing: TIME\_\_\_\_\_

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, I \_\_\_\_\_ make a motion to (**approve**, **deny**, or **table**) V-2020-02. Seconded by\_\_\_\_\_. For\_\_\_ Against\_\_\_

**H. NEW BUSINESS**

**I. OLD OR UNFINISHED BUSINESS**

A. Board Attendance Policy Discussion

**J. STAFF REPORTS**

**K. ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:**

- |   |                                       |
|---|---------------------------------------|
| <input type="checkbox"/> Don Keenan         | <input type="checkbox"/> Mike Boyd    |
| <input type="checkbox"/> Gary Janzen        | <input type="checkbox"/> Katie Patry  |
| <input type="checkbox"/> Kelsey Parker      | <input type="checkbox"/> Toby Meadows |
| <input type="checkbox"/> Rick Shellenbarger |                                       |

**L. ADJOURNMENT OF THE PLANNING AND ZONING BOARD**

Motion made by \_\_\_\_\_. Seconded by \_\_\_\_\_. For \_\_\_ Against \_\_\_

**Note to Planning and Zoning Board/BZA Members: If you are unable to attend this meeting, please contact Ryan Shrack (316-755-7320) prior to the meeting.**

*All items listed on this agenda are potential action items unless otherwise noted. The agenda may be modified or changed at the meeting without prior notice. At anytime during the regular Planning and Zoning Board meeting, the Planning and Zoning Board may meet in executive session for consultation concerning cases to be deliberated. This is an open meeting, open to the public, subject to the Kansas Open Meetings Act (KOMA). The City of Valley Center is committed to providing reasonable accommodations for persons with disabilities upon request of the individual. Individuals with disabilities requiring an accommodation to attend the meeting should contact the Community Development Department in a timely manner, at [communitydevelopment@valleycenterks.org](mailto:communitydevelopment@valleycenterks.org) or by phone at (316)755-7320. For additional information on any item on the agenda, please visit [www.valleycenterks.org](http://www.valleycenterks.org) or call (316) 755-7320.*