

PLANNING AND ZONING BOARD MEETING MINUTES
CITY OF VALLEY CENTER, KANSAS

Tuesday, March 28, 2023 7:00 P.M.

CALL TO ORDER: Chairperson Janzen called the meeting to order at 7:14 P.M. with the following members present: Paul Spranger, Scot Phillips, and Steve Conway.

Members Absent: Brian Shelton, Rick Shellenbarger, and Toby Meadows

City Staff Present: Brent Clark, Brittney Ortega, and Heather VonFeldt

Audience: Vincent Garcia, Helen LeBlanc, Justin Schwanke, and Lois Thomas

AGENDA: A motion was made by Chairperson Janzen and seconded by Vice Chairperson Spranger to set the agenda. Motion passed unanimously.

APPROVAL OF DRAFT MINUTES: Chairperson Janzen made a motion to approve the February 28, 2023, meeting minutes. The motion was seconded by Vice Chairperson Spranger. Motion passed unanimously.

COMMUNICATIONS: None

PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD:

1. Review of RZ-2023-03, application of Vincent Garcia, pursuant to City Code 17.11, who is petitioning for a rezoning of land that is currently zoned R-1B, which is the City's designations for a single-family residential district, to C-1, which is the City's designations for a central business district. The property is currently addressed as 145 N. Meridian Avenue, Valley Center, KS 67147.

Chairperson Janzen opened the hearing for comments from the public: 7:17 PM

City Administrator Clark, presenting on behalf of Ryan Shrack, gave a summary of the staff report. Clark explained that the applicant would like to build a 2-story structure with the main level being a law office and the upper level being a potentially residential rental unit. A C-1 zoning would accommodate this use type. Clark presented preliminary drawings of what the future structure could look like and stated that commercial buildings currently exist on this same block. Chairperson Janzen gave a reminder that what is being voted on is the zoning only and not the structure. Vincent Garcia, applicant, addressed the board explaining what his original plans for the property were and now what the current plans are. Garcia explained that he was aware this is in the Downtown Overlay District and he doesn't plan to start this project until after the city finishes the Meridian St. Project that will affect this property. Chairperson Janzen asked what the projected parking will look like for this type of mixed use building. Garcia explained that the law office is not a final decision on what he will use this space for it is only a possibility at this point. Vice Chairperson Spranger gave his advice and opinion on streetscape, parking and the future for this property. Justin Schwanke, resident, and property owner addressed the board. He stated his concerns which included property value, rental clientele, traffic, parking and residential areas staying residential areas. Helen LeBlanc, resident, addressed the board with her concerns which included lot size, property lines, parking, home valuations, taxes, and use of the property. Chairperson Janzen, again, reminded that this meeting was only for the zoning change not the site plan review. Lois Thomas, resident, addressed the board expressing her concerns which included taxes and the extension of more commercial use in this area.

Chairperson Janzen closed the hearing for comments from the public: 8:05 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve RZ-2023-03. Motion was seconded by Board Member Phillips. The vote was unanimous.

OLD OR UNFINISHED BUSINESS: None

NEW BUSINESS: None

STAFF REPORTS: None

ITEMS BY PLANNING AND ZONING BOARD MEMBERS:

Gary Janzen-none

Paul Spranger-none

Brian Shelton- absent

Rick Shellenbarger-absent

Scot Phillips-none

Steve Conway-none

Toby Meadows-absent

ADJOURNMENT OF THE PLANNING AND ZONING BOARD MEETING: At 8:12 P.M., a motion was made by Chairperson Janzen to adjourn and seconded by Board Member Conway. Vote was unanimous and the meeting was adjourned.

Respectfully submitted,

/s/ Ryan Shrack, Community Development Director

Gary Janzen, Chairperson