

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

TUESDAY, APRIL 26, 2022, 7:00 P.M.

CALL TO ORDER: Chairperson Gary Janzen called the meeting to order at 7:00 P.M. with the following members present: Paul Spranger, Rick Shellenbarger, Scot Phillips, Steve Conway, and Toby Meadows.

Members Absent: Brain Shelton

City Staff Present: Brent Clark, Ryan Shrack, and Brittney Ortega

Audience: Phil Meyer and Jim Goentzel

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 22, 2022, meeting minutes. The motion was seconded by Vice Chairperson Spranger. Motion passed unanimously.

COMMUNICATIONS:

R. Shrack introduced and welcomed the newest member of the board, Scot Phillips.

Officer Elections

Vice Chairperson Spranger nominated Chairperson Janzen to continue as Chairperson and the nomination was seconded by Board Member Shellenbarger. Vote was unanimous.

Chairperson Janzen nominated Vice Chairperson Spranger to continue as Vice Chairperson and the nomination was seconded by Board Member Conway. Vote was unanimous.

Chairperson Janzen made a motion for Mr. Shrack to continue as the Secretary and the nomination was seconded by Board Member Shellenbarger. Vote was unanimous.

PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD/BZA:

1. Review of SD-2022-01, application of Jim Goentzel, pursuant to City Code 16.04.15, who is petitioning for approval of a small tract final plat for the land located northwest of the intersection of Main Street and Sheridan Avenue, Valley Center, KS 67147.

R. Shrack shared a summary of his staff report with the board. He explained that this property meets the requirement to bypass the preliminary and final plat and move directly to the small tract plat process. This property is currently two lots, if approved this will create five lots. Shrack explained the different blocks and lots and the intended purposes of each. Public notices were sent to surrounding property owners as well as published in the Ark Valley News. Shrack received one response in conjunction with the letters. That citizen was not apposed but had questions about the platting process. City staff is recommending approval. Chairperson Janzen asked about the railroad right of way and possible classification as abandoned. Discussion was had about the difficulty in getting this abandoned classification. As it stands, this is still owned by BNSF Railway.

Chairperson Janzen opened hearing for comments from the public: 7:11 PM

Vice Chairperson Spranger inquired about the possibility of leasing that land for public space. Chairperson Janzen and Board Member Shellenbarger spoke of the unfortunate difficulty of dealing with railroad companies.

Phil Meyer with Baughman Company, agent for the applicant, addressed the board. He commended R. Shrack on being great to work with, being responsive and patient. Chairperson Janzen expressed his positive feeling about this project moving forward on this piece of land.

Chairperson Janzen closed the hearing for comments from the public: 7:16 PM

Vice Chairperson Spranger inquired about who would be mowing the railroad property. R. Shrack gave assurance that our Code Enforcement Officer, Bill Andrews, has been and will continue to reach out to the to the railroad regarding this matter.

Based on the City Staff recommendations and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve SD-2022-01. Motion was seconded by Board Member Shellenbarger. The vote was unanimous.

2. Review of RZ-2022-02, application of Jim Goentzel, pursuant to City Code 17.11, who is petitioning for a rezoning of land that is currently zoned C-2, which is the City's designation for a general business district, to R-1B and R-3, which is the City's 2 designations for a single-family residential district and multi-family residential district, respectively. This land is currently unaddressed, but located northwest of the intersection of Main Street and Sheridan Avenue, Valley Center, KS 67147.

R. Shrack shared a summary of his staff report with the board. He explained that there will be a variance application for Block A Lot 1 in the future. Once approved, this will go before City Council with a formal rezoning ordinance. Public notices were sent to surrounding property owners as well as published in the Ark Valley News. Shrack received two responses in conjunction with the letters. Neither were in opposition of the rezoning.

Chairperson Janzen opened hearing for comments from the public: 7:21 PM

Chairperson Janzen closed the hearing for comments from the public: 7:22 PM

Based on the City Staff recommendations and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve RZ-2022-02. Motion was seconded by Board Member Shellenbarger. The vote was unanimous.

OLD OR UNFINISHED BUSINESS: none

NEW BUSINESS: none

STAFF REPORTS: R. Shrack informed the board that the next meeting will be held on Tuesday, May 24, 2022. There have been two applications received. Chairperson Janzen brought up the idea of having some training as a refresher for the board at future meetings.

ITEMS BY PLANNING AND ZONING BOARD MEMBERS:

Gary Janzen- Asked for an update on the pool/rec project. B. Clark gave a brief update on the current status of CM and AE interviews that will be taking place and the potential time frame for

work to begin on the project. B. Clark also provided an update on the Ford St. and Meridian St. Projects with potential start dates for each phase of each project.

Paul Spranger-none

Brian Shelton-absent

Rick Shellenbarger-none

Scot Phillips-none

Steve Conway-none

Toby Meadows-none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD MEETING: At 7:42 P.M., a motion was made by Chairperson Janzen to adjourn and seconded by Vice Chairperson Spranger. Vote was unanimous and the meeting was adjourned.

Respectfully submitted,

Ryan Shrack, Community Development Director

Gary Janzen, Chairperson