

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

TUESDAY, MAY 24, 2022, 7:00 P.M.

CALL TO ORDER: Chairperson Gary Janzen called the meeting to order at 7:03 P.M. with the following members present: Paul Spranger, Brian Shelton, Scot Phillips, and Steve Conway.

Members Absent: Rick Shellenbarger and Toby Meadows

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

Audience: Phil Meyer, Tom Harris, Craig Dingman, Luke Robertson, and Kevin Heier

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 April 26, 2022, 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 VAC-2022-01, application of Matthew Anderson, pursuant to Section 16.10, who is petitioning for a vacation of a drainage easement located on property (not addressed) located southwest of the intersection of Clay Street and Ash Avenue, Valley Center, KS 67147.

R. Shrack shared a summary of his staff report with the board. Survey work was completed by Baughman Company. The easement is 15 feet on either side of the common property line running north and south. This vacation will allow for construction to take place in this area. The area to be vacated has no existing infrastructure. Public notices were sent to surrounding property owners and the Arc Valley News. R. Shrack received one phone call inquiring what a vacation of a drainage easement was. Public Works and the City Engineer both agree there would be no issue with the vacation of this easement. City Staff is recommending approval of the vacation of the drainage easement.

Chairperson Janzen opened hearing for comments from the public: 7:08 PM

Tom Harris, agent for the applicant, stated they are not sure what type of building will be constructed at this time.

Chairperson Janzen closed the hearing for comments from the public: 7:09 PM

Vice Chairperson Spranger inquired about any notes that may have been included with the final plat of this property. R. Shrack responded that he had not found any notes or special requirements related to the plat.

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

2. Review of SP-2022-02, application of Craig Dingman, pursuant to Section 17.12, who is petitioning to build a 3,200 sq. ft. commercial building on property (not addressed) located southwest of the intersection of 69th Street and Meridian Avenue, Valley Center, KS 67147.

R. Shrack shared a summary of his staff report with the board. This application has gone through several revisions with City Staff reviewing each time. Along with the building there will be parking spaces and a 24 ft. driveway that connects to Meridian. The site plan does show the proposed roundabout for future traffic reference. Public notice was sent to the surrounding property owners and Arc Valley News. R. Shrack received no responses from the notices. City Staff is recommending approval of the site plan application.

Chairperson Janzen opened hearing for comments from the public: 7:13 PM

Craig Dingman addressed the board stating that questions they had regarding the roundabout have been addressed and he feels it accommodates what they are trying to accomplish as well as the city. Vice Chairperson Spranger questioned which of the 2 photos that were submitted best resembles what the building will look like when completed. After a brief discussion about city requirements, Mr. Dingman responded that the building will have a partial rock façade.

Chairperson Janzen closed the hearing for comments from the public: 7:19 PM

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

Chairperson Janzen inquired about the cost share announcement that was made. R. Shrack explained the KDOT Cost Share Program and that the City of Valley Center was awarded funding to help reconstruct Seneca Street.

OLD OR UNFINISHED BUSINESS: none

NEW BUSINESS: none

STAFF REPORTS: R. Shrack informed the board that the next meeting will be held on Tuesday, June 28, 2022. There have been two applications received. Trainings that were discussed in the last meeting will be reserved for meetings that have only one application. Shrack also informed that there will be at least two preliminary plats to review at the July 26, 2022 meeting.

ITEMS BY PLANNING AND ZONING BOARD MEMBERS:

Gary Janzen-none

Paul Spranger-none

Brian Shelton-none

Rick Shellenbarger-absent

Scot Phillips-none

Steve Conway-none

Toby Meadows-absent

ADJOURNMENT OF THE PLANNING AND ZONING BOARD MEETING: At 7:27 P.M., a motion was made by Chairperson Janzen to adjourn and seconded by Board Member Shelton. Vote was unanimous and the meeting was adjourned.

Respectfully submitted,

Ryan Shrack, Community Development Director

Gary Janzen, Chairperson