

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

TUESDAY, JUNE 22, 2021, 7:00 P.M.

CALL TO ORDER: Vice Chairperson Spranger called the meeting to order at 7:00 P.M. with the following members present: Brian Shelton, Rick Shellenbarger, Mike Boyd, Steve Conway

Members Absent: Chairperson Janzen, Toby Meadows

Staff Present: Brent Clark, Ryan Shrack, and Angie Basden

Audience: Randy Jackson, Ronald Colbert, Shawn Bryan

AGENDA: A motion was made by Board Member Shellenbarger and seconded by Board Member Shelton to set the agenda. Motion passed unanimously.

APPROVAL OF DRAFT MINUTES: Board Member Shellenbarger made a motion to approve the May 25, 2021 DRAFT meeting minutes. The motion was seconded by Board Member Boyd. Motion passed unanimously.

COMMUNICATIONS: None

PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD:

A. PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD

1. Review of SP-2021-02, application of ProBuild Company, LLC, pursuant to City Code 17.12, who is petitioning to build five commercial buildings (totaling 39,400 sq. ft.), along with new fencing and asphaltic pavement, located on the lot currently addressed as 801 S. Meridian Ave., Valley Center, KS 67147

Shrack shared his staff report and recalled that at the last meeting the replat was approved, and this is the next step in the expansion. City staff recommends approval of this site plan contingent on the final approval by City Staff of the Water/Storm Sewer alignment.

Vice Chairperson Spranger opened hearing for comments from the public: 7:04 PM

Randy Jackson with Builders FirstSource stood up and gave a summary of the site plan. The goal is to keep everything clean and stored properly to maintain appearance.

Board Member Shellenbarger inquired if buildings were going to have concrete around the buildings. Jackson confirmed it would be asphalt and not concrete. Board Member Shellenbarger inquired about drainage. Jackson explained the drainage will go into the retention pond. Spranger inquired about the lighting and homeowners, Jackson explained they will be utilizing LEDs on timers. Shelton inquired about fencing and Shrack noted it is reflected on the site plan.

Vice Chairperson Spranger closed the public hearing: 7:12 PM

Based on the City Staff recommendations and discussion by the Planning and Zoning Board, Conway made a motion to approve SP-2021-02 site plan, contingent on final approval by City Staff of the Water/Storm Sewer plan. Vice Chairperson Spranger seconded the motion. The vote was unanimous.

NEW BUSINESS: none

OLD BUSINESS: none

STAFF REPORTS: none

ITEMS BY PLANNING AND ZONING BOARD MEMBERS:

Gary Janzen-absent

Paul Spranger-none

Brian Shelton-none

Rick Shellenbarger-none

Mike Boyd-none

Steve Conway-none

Toby Meadows-not present

ADJOURNMENT OF THE PLANNING AND ZONING BOARD MEETING: At 7:19 P.M., a motion was made by Board Member Shellenbarger to adjourn and seconded by Board Member Boyd. Meeting adjourned.

Respectfully submitted,

Ryan Shrack, Community Development Director