

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

Tuesday, June 27, 2023, 7:00 P.M.

**CALL TO ORDER:** Vice Chairperson Spranger called the meeting to order at 7:06 P.M. with the following members present: Brian Shelton, Scot Phillips, Steve Conway, and Dalton Wilson.

**Members Absent:** Gary Janzen and Rick Shellenbarger

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

**Audience:** Bill Arick and Kurt Huiras

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

**APPROVAL OF DRAFT MINUTES:** Vice Chairperson Spranger made a motion to approve the May 23, 2023, meeting minutes. The motion was seconded by Board Member Phillips. Motion passed unanimously.

**COMMUNICATIONS:** None

**PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD:**

1. Review of SP-2023-01, application of William Arick, pursuant to City Code 17.12, who is petitioning to build a 3,360 sq. ft. commercial building on property currently addressed as 201 S. Meridian Ave., Valley Center, KS 67147.

R. Shrack gave a summary of his staff report. The plans have been reviewed and approved by the city staff review team and it is being recommended for approval. Public notices were sent out and there were no objections or questions from the public. Being as the building will be on a major thoroughfare it is being asked that a minimum of 25% of the façade be of a stone or masonry covering. There will be one ADA stall and two standard parking stalls.

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

Vice Chairperson Spranger closed the hearing for comments from the public: 7:14 PM

No comments received from the public. Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Vice Chairperson Spranger made a motion to approve SP-2023-01. Motion was seconded by Board Member Wilson. The vote was unanimous.

**OLD OR UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

1. Review of proposed revision to City's zoning code.

R. Shrack gave a summary of his staff report. The City currently has adopted fence regulations; however, we do not have specific fence design regulations, specifically on which side of a wooden fence the associated posts, rails, and bracings should be located. Commonly referred to as a “Good Neighbor Fence,” this type of fence is designed so that the finished side of the fence faces outwards and the posts/bracings/rails are on the inside of the fence. Shrack also went over the approved designs of the “Good Neighbor Fence” and the permitting process. City staff is recommending approval of the new ordinance. Board Member Shelton inquired about the enforcement of the new ordinance, replacement of current fences, and the price of the permit. Discussion was had and clarification was given on all inquiries.

Vice Chairperson Spranger made a motion to recommend approval of the proposed ordinance. Motion was seconded by Board Member Wilson. The motion passed with 4 votes in favor and 1 opposed (Board Member Shelton). This item will now go before City Council for final approval. The first reading will be July 11, 2023 and the second reading on July 18, 2023.

**STAFF REPORTS:** R. Shrack reminded the board that the next meeting will be held on July 25, 2023.

**ITEMS BY PLANNING AND ZONING BOARD MEMBERS:**

Gary Janzen-absent

Paul Spranger-none

Brian Shelton- Inquired about lit crosswalks being installed on Meridian Ave. when the new Pool and Rec. Center are built. B. Clark responded that those conversations have not yet been had.

Rick Shellenbarger- absent

Scot Phillips-none

Steve Conway-none

Dalton Wilson - none

**ADJOURNMENT OF THE PLANNING AND ZONING BOARD MEETING:** At 7:33 P.M., a motion was made by Vice Chairperson Spranger to adjourn and seconded by Board Member Conway. Vote was unanimous and the meeting was adjourned.

Respectfully submitted,

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/s/ Ryan Shrack, Secretary

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Gary Janzen, Chairperson