

**PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING
MINUTES**

CITY OF VALLEY CENTER, KANSAS

TUESDAY, JUNE 28, 2022, 7:00 P.M.

CALL TO ORDER: Board Member Phillips, acting as chairperson in the absence of both the board chairperson and vice chairperson, called the meeting to order at 7:01 P.M. with the following members present: Brian Shelton, Rick Shellenbarger, Steve Conway and Toby Meadows.

Members Absent: Gary Janzen and Paul Spranger

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

Audience: Phil Meyer, Jim Goentzel, Wendy Bishop, Glen Jost, and Ron Colbert

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

APPROVAL OF DRAFT MINUTES: Board Member Meadows made a motion to approve the May 24, 2022, meeting minutes. The motion was seconded by Board Member Shelton. Motion passed unanimously.

COMMUNICATIONS: none

PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD/BZA:

1. Review of V-2022-02, application of Wendy Bishop, pursuant to City Code 17.10.08., who is petitioning for a building size variance of 80 square feet on a proposed accessory garage building to be constructed at 534 W. Albert St., Valley Center, KS 67147.

R. Shrack shared a summary of his staff report with the board. He explained that per the City's adopted zoning code, homes in this area are allowed to build accessory garages up to 720 square feet. City Staff is recommending approval of this application.

Board Member Phillips opened the hearing for comments from the public: 7:05 PM

Wendy Bishop addressed the board stating that the need for the increase in size of the proposed garage will help with the storage of her vehicles, bikes, and tools. The building will have one large garage door, windows and be colored to match the house.

Board Member Phillips closed the hearing for comments from the public: 7:08 PM

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

2. Review of V-2022-03, application of Wendy Bishop, pursuant to City Code 17.10.08., who is petitioning for a front yard building setback variance of ten feet, making the new front yard building setback fifteen feet instead of twenty-five feet, for

a proposed accessory garage building to be constructed at 534 W. Albert St., Valley Center, KS 67147.

R. Shrack explained that with this variance there is still additional space in the right of way from the property line to the curb. City staff is recommending approval.

Board Member Meadows questioned if the need for the variance was because of the building size and/or lot layout.

Board Member Phillips opened the hearing for comments from the public: 7:11 PM

Wendy Bishop addressed the board explaining she would like the proposed building moved forward as to give her a larger backyard space. Giving her room for her grandkids to play and to create a garden.

Board Member Phillips closed the hearing for comments from the public: 7:12 PM

Based on the City Staff recommendations and discussion by the Planning and Zoning Board, Board Member Meadows made a motion to approve V-2022-03. Motion was seconded by Board Member Shellenbarger. The vote was unanimous.

3. Review of SP-2022-03, application of James Goentzel, pursuant to Section 17.12, who is petitioning to build three multi-family residential buildings on property (not addressed) located northwest of the intersection of Main Street and Sheridan Avenue, Valley Center, KS 67147.

R. Shrack explained that this property has been through the small tract process. This development will create two new fourplexes and one triplex. There will be a private driveway that will connect to Sheridan. Each unit will have water meter and sewer service. City Staff is recommending approval.

Board Member Phillips opened the hearing for comments from the public: 7:14 PM

Phil Meyer, agent for the applicant, addressed the board explaining that these new building will be very similar in character to the existing fourplexes to the north.

Board Member Phillips closed the hearing for comments from the public: 7:15 PM

Based on the City Staff recommendations and discussion by the Planning and Zoning Board, Board Member Shellenbarger made a motion to approve SP-2022-03. Motion was seconded by Board Member Conway. The vote was unanimous.

OLD OR UNFINISHED BUSINESS: None

NEW BUSINESS:

R. Shrack presented a new change to the zoning code. R-4 will be the High-Density Multi-Family District. This zone will have a higher maximum lot coverage, reduced building setbacks and a smaller minimum lot area. Board Member Shellenbarger inquired if this will have an impact on the existing committee development plans. R. Shrack responded that the current comprehensive plan does talk about different types of housing, and this is another layer of the multi-family. He also advised that in 2024 there will be a new comprehensive plan. Board Member Shelton inquired how the suggested numbers were decided on. R. Shrack responded

that in consultation with the builder these numbers are what would work for them. These numbers are also comparable to other surrounding communities.

Board Member Conway made a motion and was seconded by Board Member Shellenbarger to recommend approval of the R-4 District and move forward via ordinance to City Council. The vote was unanimous.

STAFF REPORTS: R. Shrack informed the board that the next meeting will be held on Tuesday, July 26, 2022.

ITEMS BY PLANNING AND ZONING BOARD MEMBERS:

Gary Janzen-absent
Paul Spranger-absent
Brian Shelton-none
Rick Shellenbarger-none
Scot Phillips-none
Steve Conway-none
Toby Meadows-none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD MEETING: At 7:31 P.M., a motion was made by Board Member Phillips to adjourn and seconded by Board Member Conway. Vote was unanimous and the meeting was adjourned.

Respectfully submitted,

Ryan Shrack, Community Development Director

Gary Janzen, Chairperson