

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

Tuesday, July 25, 2023, 7:00 P.M.

CALL TO ORDER: Chairperson Janzen called the meeting to order at 7:10 P.M. with the following members present: Paul Spranger, Brian Shelton, Scot Phillips, and Dalton Wilson.

Members Absent: Rick Shellenbarger and Steve Conway

City Staff Present: Ryan Shrack, Brittney Ortega, and Heather VonFeldt

Audience: Bill Arick and Kurt Huiras

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

APPROVAL OF DRAFT MINUTES: Chairperson Janzen made a motion to approve the June 27, 2023, 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 LS-2023-03, application of Village VC LLC, pursuant to City Code 16.09.01, who is petitioning for a lot split involving the splitting of property the petitioner owns, which is currently addressed as 335 S. Meridian Ave., Valley Center, KS 67147.

R. Shrack gave a summary of his staff report. The applicant has worked with Baughman Company to create this lot split. Currently this lot consists of one commercially zoned property. All existing buildings will remain on the same lot. Separate utility easements will be created to serve the existing utility infrastructure that will now cross property lines between the two proposed parcels. A public notice was published in *The Ark Valley News* as well as sent to the surrounding property owners. There have been no responses received regarding the proposed split. City staff is recommending approval of this lot split. R. Shrack explained the process of a lot split for newer board members. Board Member Wilson inquired if this will impact the new building in this location that was approved by the board previously. R. Shrack explained that the site plan that was approved for the new commercial building that will be located on the parcel to the north will in no way be affected.

Chairperson Janzen opened the hearing for comments from the public: 7:14 PM

Chairperson Janzen closed the hearing for comments from the public: 7:15 PM

No comments received from the public. Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve LS-2023-03. Motion was seconded by Board Member Wilson. The vote was unanimous.

OLD OR UNFINISHED BUSINESS: None

NEW BUSINESS: None

STAFF REPORTS: R. Shrack reminded the board that the next meeting will be held on August 22, 2023. There will be three items to review, one being the site plan for the new aquatic and recreation center. Once that is approved, we will work on getting the building plans approved by Sedgwick County. Shrack informed the board that you may start to see some dirt work being done prior to the building permit being issued, this is completely acceptable. The contractor has permission to do site preparation and clean up work. R. Shrack also spoke about the last item to be reviewed which is in conjunction with Sedgwick County. This deals with our Urban Growth Area and development applications that would be submitted to Sedgwick County. Valley Center Planning and Zoning Board will have the opportunity to hear a conditional use application at the August board meeting, have a public hearing, and render a recommendation to approve or deny the application.

ITEMS BY PLANNING AND ZONING BOARD MEMBERS:

Gary Janzen-none

Paul Spranger-none

Brian Shelton- none

Rick Shellenbarger- absent

Scot Phillips-none

Steve Conway-absent

Dalton Wilson - none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD MEETING: At 7:25 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,

/s/ Ryan Shrack, Secretary

Gary Janzen, Chairperson