

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

Tuesday, July 26, 2022, 7:00 P.M.

CALL TO ORDER: Chairperson Gary Janzen called the meeting to order at 7:00 P.M. with the following members present: Paul Spranger, Brian Shelton, Rick Shellenbarger, Scot Phillips, and Steve Conway.

Members Absent: Toby Meadows

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

Audience: Ron Colbert, Ryan Nett, Don Folger, Marc Stearman, Kurt Huiras, and Jake Vasa

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 June 28, 2022, meeting minutes. The motion was seconded by Board Member Shellenbarger. Motion passed unanimously.

COMMUNICATIONS: None

PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD/BZA:

1. Review of SD-2022-02, application of the City of Valley Center, KS, pursuant to City Code 16.04., who is petitioning for approval of a preliminary plat for land located south of the intersection of Ford Street and Dexter Avenue (currently unaddressed), Valley Center, KS 67147.

R. Shrack shared a summary of his staff report with the board. This is currently a vacant property. This plat will include the creation of new lots as well as some reserve areas. Some purchase agreements have been approved by city council and signed.

Chairperson Janzen opened hearing for comments from the public: 7:06 PM

Chairperson Janzen asked about the width of the alley ways. R. Shrack responded that the alley way width will be 26 feet with no on street parking leaving room for emergency vehicles. Vice Chairperson Spranger inquired about the average square footage of the single-family homes. R. Shrack responded that approximate square footage would be 1500 square feet.

Jake Vasa, Design Engineer, spoke and gave details on road widths, parking, utilities and drainage.

Chairperson Janzen closed the hearing for comments from the public: 7:16 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve SD-2022-02. Motion was seconded by Board Member Conway. The vote was unanimous.

2. Review of SP-2022-04, application of VCRC, LLC, pursuant to City Code 17.12, who is petitioning to build ten multi-family residential buildings on property (not addressed) located east of the intersection of McLaughlin Drive and 6th Street, Valley Center, KS 67147.

R. Shrack shared a summary of his staff report with the board. Each unit will be between 2-3 bedrooms. Color scheme and final design are still being worked through with the developer. Each building will have designated parking and proposed landscaping. There will also be exterior lighting that will not spill over into adjacent residential properties.

Chairperson Janzen opened hearing for comments from the public: 7:21 PM

Ryan Nett, VCRC, spoke about the high demand for this type of property. Most units are 3 bedrooms, 2 bath and 1100 square feet. There will be multiple exterior facades.

Chairperson Janzen closed the hearing for comments from the public: 7:28 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve SP-2022-04. Motion was seconded by Board Member Shelton. The vote was 5 in favor, 0 against, and 1 abstention by Board Member Shellenbarger.

OLD OR UNFINISHED BUSINESS: None

NEW BUSINESS: None

STAFF REPORTS: R. Shrack informed the board that the next meeting will be held on Tuesday, August 23, 2022.

ITEMS BY PLANNING AND ZONING BOARD MEMBERS:

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

ADJOURNMENT OF THE PLANNING AND ZONING BOARD MEETING: At 7:29 P.M., a motion was made by Chairperson Janzen 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