

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

Tuesday, August 22, 2023, 7:00 P.M.

**CALL TO ORDER:** Chairperson Janzen called the meeting to order at 7:00 P.M. with the following board members present: Steve Conway, Brian Shelton, Scot Phillips, and Dalton Wilson

**Members Absent:** Rick Shellenbarger and Paul Spranger

**City Staff Present:** Ryan Shrack and Brent Clark

**Audience:** Jason Febres, Haria Urosa, Gonzalo Silva, Sam Ghareeb, and Jake Vasa

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

**APPROVAL OF DRAFT MINUTES:** Chairperson Janzen made a motion to approve the July 25, 2023, meeting minutes. The motion was seconded by Board Member Conway. Motion passed unanimously.

**COMMUNICATIONS:** None

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

1. Review of SP-2023-02, application of the City of Valley Center, pursuant to City Code 17.12, who is petitioning to build a 44,800 sq. ft. aquatic and recreation center on property currently addressed as 9014 N. Meridian Ave., Valley Center, KS 67147.

R. Shrack gave a summary of his staff report. The applicant will be building a new aquatic and recreation center that will consist of an indoor swimming pool, gymnasium, workout area/running track, and office space. The building will be owned by the City of Valley Center and operated by the Valley Center Recreation Commission. A unique feature of this complex will be a few charging stations erected in the parking lot for electric vehicles. 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 building project. City staff is recommending approval of this site plan application. Chairperson Janzen asked a few questions regarding the parking lot entrance on Meridian Ave. being in alignment with Southwind Drive, potential signage, and if construction has started on site. These questions were answered by R. Shrack and B. Clark. Chairperson Janzen also asked about the proposed retention pond and potential runoff and all questions were answered by Jake Vasa with SEH. Board Member Phillips inquired about the electric vehicle charging stations and B. Clark answered his questions regarding this aspect of the project.

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

Chairperson Janzen closed the hearing for comments from the public: 7:11 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 SP-2023-02. Motion was seconded by Board Member Wilson. The vote was unanimous.

2. Review of RZ-2023-04, application of Jason Febres, pursuant to City Code 17.11, who is petitioning for a rezoning of land that is currently zoned C-2, which is the City's designation for a general business district, to R-1B, which is the City's designations for a single-family residential district. The property is currently addressed as 116 S. Ash Avenue, Valley Center, KS 67147.

R. Shrack provided a summary of the staff report regarding this rezoning application. The applicant is requesting this change in zoning to allow for the construction of a new single-family house on the property in question. A public notice was published in *The Ark Valley News*, as well as sent to the surrounding property owners. There have been three responses received regarding the proposed rezoning, but none of these responses were opposed to the rezoning.

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

Chairperson Janzen closed the hearing for comments from the public: 7:25 PM

Board Member Phillips asked about this property being used for the Main Street Valley Center Farmers Market and Fall Festival events. While the property is not used during the farmers market events, it is used during Fall Festival. The applicant stated that he is looking to build a small home towards the western side of the property and that there should still be room on the east side for potential use during Fall Festival. Mr. Febres wants to maintain good relations with the community and allow the property to be used as it has been in the past. Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve RZ-2023-04. Motion was seconded by Board Member Shelton. The vote was unanimous.

**OLD OR UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

1. Establishment of Stormwater Citizens Advisory Committee

R. Shrack presented information on the creation of the Valley Center Stormwater Citizens Advisory Committee, which is a goal found within the City's Stormwater Management Plan. Rather than create another committee, City staff is recommending the Planning and Zoning Board serve as this committee's members. The committee will meet twice a year to review the City's stormwater management plan and provide input on the plan and the City's stormwater fund. Public Works Director Rodney Eggleston will be in attendance at committee meetings and the first one will probably be held immediately after the Sept. Planning and Zoning Board meeting. The Planning and Zoning Board members agreed to serve on this committee and formal appointment will take place at the Sept. 5<sup>th</sup> City Council meeting.

2. Summer Walk Plat Discussion

R. Shrack introduced Jake Vasa with SEH, who is working with a developer on the creation of a new residential and commercial development tentatively called Summer Walk. This development will be built on land in between the high school and middle school and adjacent to the new aquatic and recreation center. J. Vasa presented information on the street layout, utilities, zoning, and drainage. The board members asked a few questions, which were all answered by J. Vasa, R. Shrack, and B. Clark. The plan right now is to formally submit the preliminary plat to be reviewed at the Sept. Planning and Zoning Board meeting.

**STAFF REPORTS:** R. Shrack reminded the board that the next meeting will be held on September 26, 2023. There will be at least one item to review and the board will probably also meet as the new Stormwater Citizens Advisory Committee.

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

Gary Janzen-none

Paul Spranger-absent

Brian Shelton-none

Rick Shellenbarger-absent

Scot Phillips-none

Steve Conway-none

Dalton Wilson-none

**ADJOURNMENT OF THE PLANNING AND ZONING BOARD MEETING:** At 8:00 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,

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/s/ Ryan Shrack, Secretary

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Gary Janzen, Chairperson