

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

Tuesday, August 23, 2022, 7:00 P.M.

**CALL TO ORDER:** Vice Chairperson Paul Spranger called the meeting to order at 7:00 P.M. with the following members present: Brian Shelton, Scot Phillips, and Steve Conway (via conference call).

**Members Absent:** Gary Janzen, Rick Shellenbarger, and Toby Meadows

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

**Audience:** Jake Vasa, Daniel Burns, and Amelia Rice

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

**APPROVAL OF DRAFT MINUTES:** Vice Chairperson Spranger made a motion to approve the July 26, 2022, meeting minutes. The motion was seconded by Board Member Shelton. Motion passed unanimously.

**COMMUNICATIONS:** None

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

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 final plat for land located south of the intersection of Ford Street and Dexter Avenue (currently unaddressed), Valley Center, KS 67147.

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

R. Shrack gave a summary of his report with the board. The city will be selling sections of this property into private ownership for commercial and residential use. Some revisions have been made from the preliminary plat to the final plat. Specifically, the creation of another reserve area. Public notices were published in *The Ark Valley News* and letters sent to the surrounding property owners. There has been no correspondence from the public regarding the preliminary or final plat. City staff is recommending approval. Board Member Shelton inquired about the homes being single family homes or duplexes. R. Shrack responded that there will be no single-family homes. Jake Vasa addressed the board giving examples of the duplexes and carriage homes that will occupy this property along with parking requirements. R. Shrack added that the city is hopeful to see the start of construction before the end of 2022.

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

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

2. Review of RZ-2022-03, application of the City of Valley Center, KS, pursuant to City Code 17.11, who is petitioning for a rezoning of land that is currently zoned RR-1, which is the City's designation for a suburban residential district, to C-2 and R-4, which is the City's designations for a general business district and high-density multiple-family residential district, respectively. This land is currently unaddressed, but located south of the intersection of Ford Street and Dexter Avenue, Valley Center, KS 67147.

Vice Chairperson Spranger opened the hearing for comments from the public: 7:17PM

R. Shrack gave a brief history on the property. Purchase agreements have been signed between the City of Valley Center and Casado-McKay, for commercial development, as well as Crain Company for residential. These rezonings are necessary to facilitate the selling of those portions of land. R. Shrack assured the board all building and fire codes will be followed. Public notices were published in *The Ark Valley News*, as well as sent out to surrounding property owners. There has been no correspondence from the public regarding this rezoning. City staff is recommending approval. Board Member Shelton inquired about the number of units and the rental price per unit. B. Clark responded that targeted monthly rental amount, at this time, is between \$1,200-\$1,300 plus utilities. Vice Chairperson Spranger inquired about the school district and first responder presence. B. Clark responded that the school district is currently underway with a facilities study exploring potential building growth. Additionally, he assured the board our current VCPD staff is prepared for the residential growth of our city.

Vice Chairperson Spranger closed the hearing for comments from the public: 7:31 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Vice Chairperson Spranger made a motion to approve RZ-2022-03. Motion was seconded by Board Member Phillips. The vote was unanimous.

**OLD OR UNFINISHED BUSINESS:** None

**NEW BUSINESS:** City of Valley Center CIP Presentation by Assistant City Administrator Barry Smith. A draft of the 2023-2032 Valley Center CIP can be found on the city's website. B. Smith shared an in-depth presentation on the new CIP and answered questions from the board members. A vote was conducted to approve the new CIP. Vice Chairperson Spranger made a motion to approve the 2023-2032 Valley Center CIP. Motion was seconded by Board Member Phillips. The vote was unanimous.

**STAFF REPORTS:** None

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

Gary Janzen-absent

Paul Spranger-none

Brian Shelton-none

Rick Shellenbarger-absent

Scot Phillips-none

Steve Conway-none

Toby Meadows-absent

**ADJOURNMENT OF THE PLANNING AND ZONING BOARD MEETING:** At 7:47 P.M., a motion was made by Vice Chairperson Spranger to adjourn and seconded by Board Member Phillips. Vote was unanimous and the meeting was adjourned.

Respectfully submitted,

---

Ryan Shrack, Community Development Director

---

Gary Janzen, Chairperson