

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

TUESDAY, DECEMBER 16, 2021, 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: Brian Shelton, Toby Meadows, Mike Boyd, and Steve Conway.

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

**City Staff Present:** Kristi Carrithers

**Audience:** Dana Lechner, Zoe Navarrete, Jason Conrady, and Jeff Pritchard

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

**APPROVAL OF DRAFT MINUTES:** Chairperson Janzen made a motion to approve the November 23, 2021 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 LS-2021-04, application of Jeff Pritchard, pursuant to Section 16.09., who is petitioning for approval of a lot split of the property the applicant owns currently addressed as 596 W. 1<sup>st</sup> St., Valley Center, KS 67147.

Chairperson Janzen briefly discussed the application and opened the hearing for comments from the public: 7:05 PM

Dana Lechner addressed the board and reiterated her opposition to this application and the associated rezoning application. She had previously submitted a letter to City staff that was shared with the members of the board. Chairperson Janzen addressed Ms. Lechner's questions/concerns and said that the future duplex to be built on this new lot will meet all City building and zoning codes.

Chairperson Janzen closed the public hearing: 7:10 PM

Based on the City Staff recommendations and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve LS-2021-04. Motion was seconded by Board Member Shelton. The vote was unanimous.

2. Review of RZ-2021-08, application of Jeff Pritchard, pursuant to Section 17.11, who is petitioning for a rezoning of land that is currently zoned R-1B, which is the City's designation for a single-family residential district, to R-2, which is the City's designations for a two-family residential district. The lot is currently unaddressed, but located immediately north of 596 W. 1<sup>st</sup> St., Valley Center, KS 67147.

Chairperson Janzen shared a brief summary of this rezoning application and opened hearing for comments from the public: 7:11 PM

The board members briefly discussed this application and spoke with the applicant on potential landscaping between the future duplex and the property to the north of this one.

Chairperson Janzen closed the public hearing: 7:12 PM

Based on the City Staff recommendations and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve RZ-2021-08 for rezoning of land that is currently zoned R-1B, which is the City's designation for a single-family residential district, to R-2, which is the City's designations for a two-family residential district. Motion was seconded by Board Member Boyd. The vote was unanimous.

3. Review of VAC-2021-01, application of Tobias Conrady, pursuant to Section 16.10., who is petitioning for a vacation of a portion of dedicated alley right-of-way located immediately east of 225 W. 3<sup>rd</sup> St., Valley Center, KS 67147.

Chairperson Janzen provided a brief explanation of the application and opened hearing for comments from the public: 7:14 PM

Jason Conrady addressed the board and stated he was representing the applicant and appreciated the board's consideration of the application. No other public comments received.

Chairperson Janzen closed the public hearing: 7:16 PM

Based on the City Staff recommendations and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve VAC-2021-01. Motion was seconded by Board Member Conway. The vote was unanimous.

**OLD BUSINESS:** None

**STAFF REPORTS:** None

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

Gary Janzen-none  
Paul Spranger-absent  
Brian Shelton-none  
Rick Shellenbarger-absent  
Mike Boyd-none  
Steve Conway-none  
Toby Meadows-none

**ADJOURNMENT OF THE PLANNING AND ZONING BOARD MEETING:** At 7:18 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,

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Ryan Shrack, Community Development Director

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Gary Janzen, Chairperson