

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

Tuesday, January 24, 2023 7:00 P.M.

CALL TO ORDER: Chairperson Janzen called the meeting to order at 7:02 P.M. with the following members present: Scot Phillips, Paul Spranger, Rick Shellenbarger, and Steve Conway

Members Absent: Brian Shelton and Toby Meadows

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

Audience: none

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

APPROVAL OF DRAFT MINUTES: Chairperson Janzen made a motion to approve the August 23, 2022, 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 RZ-2023-01, application of Jose Marquez, 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 R-1B, which is the City's designation for a single-family residential district. The property is known as the Arbor Valley subdivision and is located north of Ford Street and west of Craig Street, Valley Center, KS 67147.

Chairperson Janzen opened the hearing for comments from the public: 7:05 PM

R. Shrack gave a summary of his report with the board. This will still maintain a single-family status. This rezoning will allow for additional buildable space. This subdivision will be using advance wastewater systems. These systems take up a significant amount of space especially where the lateral fields are. That space must remain open. Nothing can be built on top of this area. Allowing this rezoning will reduce the building setbacks which will allow for a larger buildable space for the future homeowners. R. Shrack did receive one phone call from the public in response to the public notices that were sent out. This call was not in opposition but looking for clarification. Chairperson Janzen inquired about reasoning for standard setbacks. R. Shrack responded that building setbacks go in part to health and safety but also to aesthetics and the overall look of the neighborhood. Vice Chairperson Spranger inquired about these lots being in or above the floodplain. R. Shrack informed the board that these lots are all in Zone X and not in or near the floodplain.

Chairperson Janzen closed the hearing for comments from the public: 7:10 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve RZ-2023-01. Motion was seconded by Vice Chairperson Spranger. The vote was unanimous.

1. Review of RZ-2023-02, application of Jose Marquez, 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 R-1B, which is the City's 2 designations for a single-family residential district. The property is known as the Marquez Acres subdivision and is located north of Ford Street and west of 2850 E. Ford Street, Valley Center, KS 67147.

Chairperson Janzen opened the hearing for comments from the public: 7:11PM

R. Shrack gave a summary of his staff report. This area was platted back in 2020 and is four residential lots. This request is the same as the first application that was reviewed. This will allow for more buildable space for the future homeowners. These four lots will utilize a public water line and use the advance wastewater system. R. Shrack also informed the board that these lots are also in Zone X on the floodplain maps.

Chairperson Janzen closed the hearing for comments from the public: 7:13 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve RZ-2023-02. Motion was seconded by Board Member Shellenbarger. The vote was unanimous.

OLD OR UNFINISHED BUSINESS: None

NEW BUSINESS: None

STAFF REPORTS: City Administrator Brent Clark gave an update on the new pool and rec. facility. The sales tax that was passed in 2020 began being collected in April of 2021. The dollar amount that was collected surpassed the estimated amount. This has allowed for the project to grow. Consultants, engineers, a construction company, and architects were hired in May/June of 2022 to begin the next phase. Lions Park was included in that process as well. The existing outdoor pool renovation has not changed, and that renovation is currently underway. City Council approved a \$900,000.00 renovation that will include but not limited to a new guttering system, shade structures, additional seating, deck panel replacement as well as expanding some decking. Lions Park pool is set to open in May as usual. The property north of the middle school that was purchased by the City is an ideal site for the new building. There is plenty of space to grow and expand along with the community. Site designs are in the process of being finalized. A community survey will be out showing renderings of the building along with questions for the public to answer and give feedback. Clark also explained that with the location and the partnership with the school the existing parking lot and new parking lot will be tied together creating an additional 200 parking stalls. Vice Chairperson Spranger requested an update on streets and thoroughfares for 2023. B. Clark gave updates on Ford St., Seneca St., Meridian Ave, and the intersection of Dexter and Ford.

R. Shrack reminded the board of the next meeting on February 28, 2023.

ITEMS BY PLANNING AND ZONING BOARD MEMBERS:

Gary Janzen-none
Paul Spranger-none

Brian Shelton-absent
Rick Shellenbarger-none
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,

/s/ Ryan Shrack, Community Development Director

Gary Janzen, Chairperson