

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

Tuesday, September 26, 2023, 7:00 P.M.

**CALL TO ORDER:** Chairperson Janzen called the meeting to order at 7:01 P.M. with the following board members present: Steve Conway, Rick Shellenbarger, Scot Phillips, and Dalton Wilson

**Members Absent:** Brian Shelton and Paul Spranger

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

**Audience:** Steve Brown, Terry Foster, and Jake Vasa

**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 22, 2023, meeting minutes. The motion was seconded by Board Member Wilson. Motion passed unanimously.

**COMMUNICATIONS:** None

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

1. Review of SD-2023-01, application of Lou Robelli, pursuant to City Code 16.04, who is petitioning for approval of a preliminary plat for land located southeast of the intersection of 93<sup>rd</sup> Street and Meridian Avenue (currently unaddressed), Valley Center, KS 67147.

R. Shrack gave a summary of his staff report. The applicant is working with a developer on the creation of a mixed-use subdivision (called Harvest Place) that will include new commercial land, as well as land that will be used to build single-family houses and duplexes. The new aquatic and recreation complex property is included in this platted area. Mr. Shrack reviewed the proposed street names, which were suggested by students from the school district. When the final plat is submitted, a rezoning application will also be submitted to change the zoning of this land to commercial and residential. City staff recommended approval of the preliminary plat contingent on the completion/approval by the City Staff Review Team of a traffic impact study for the intersection of 93<sup>rd</sup> St. and Sunflower Dr. and the City Staff Review Team granting final approval to the drainage report and reviewing the final plat at the October 25, 2023 board meeting. Mr. Vasa discussed proposed drainage and the proposed ponds to be built throughout the subdivision.

Chairperson Janzen opened the hearing for comments from the public: 7:07 PM

Chairperson Janzen closed the hearing for comments from the public: 7:32 PM

Steve Brown, who lives on Hedgeapple Circle, asked questions about adjacent lighting and streetlights, proposed on-site water storage, and general infrastructure improvements and public safety. All of his questions were addressed by either Mr. Vasa or City staff. Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve SD-2023-01. Motion was seconded by Board Member Shellenbarger. The vote was unanimous.

**OLD OR UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**STAFF REPORTS:** R. Shrack reminded the board that the next meeting will be held on Wednesday, October 25, 2023.

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

Gary Janzen-none

Paul Spranger-absent

Brian Shelton-absent

Rick Shellenbarger-none

Scot Phillips-none

Steve Conway-none

Dalton Wilson-none

**ADJOURNMENT OF THE PLANNING AND ZONING BOARD MEETING:** At 7:33 P.M., a motion was made by Chairperson Janzen to adjourn and seconded by Board Member Wilson. 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

**STORMWATER CITIZENS ADVISORY COMMITTEE MEETING MINUTES**  
**CITY OF VALLEY CENTER, KANSAS**

Tuesday, September 26, 2023, 7:00 P.M.

**CALL TO ORDER:** Chairperson Janzen called the meeting to order at 7:33 P.M. with the following committee members present: Steve Conway, Rick Shellenbarger, Scot Phillips, and Dalton Wilson

**Members Absent:** Brian Shelton and Paul Spranger

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

**Audience:** Jake Vasa

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

**COMMUNICATIONS:** None

**OLD/UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**1. Introductions**

Rodney Eggleston introduced himself to the committee and thanked everyone for their willingness to serve on this new committee of the City. The committee is part of the City's NPDES permit and gives points as part of the City's Stormwater Management Plan. The City must maintain a certain number of points to remain in good standing with their NPDES' regulatory control measures. The committee is required to meet at least two times each year. The committee can provide input regarding the City's Stormwater Management Plan.

**2. Review of City's Stormwater Management Plan**

Mr. Eggleston has previously emailed the plan to all committee members and addressed a couple of questions regarding the current state of stormwater management in Valley Center. Mr. Eggleston also shared the City's new GIS map showing the existing stormwater infrastructure in the community.

**3. Next Meeting Date**

The committee will hold its next meeting on Wednesday, October 25, 2023 immediately following the adjournment of the Planning and Zoning Board meeting held at City Hall.

**ADJOURNMENT OF THE STORMWATER CITIZENS ADVISORY COMMITTEE**

**MEETING:** At 7:56 P.M., a motion was made by Chairperson Janzen to adjourn and seconded by Board Member Wilson. 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