

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

Tuesday, January 23, 2024      7:00 P.M.

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

**Members Absent:** Gary Janzen, Brian Shelton, and Rick Shellenbarger

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

**Audience:** Derek Claassen

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

**APPROVAL OF DRAFT MINUTES:** Vice Chairperson Spranger made a motion to approve the December 21, 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 RZ-2024-01, application of James Goentzel, pursuant to City Code 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 property is currently unaddressed, but located south of 130 N. Poplar Ct., Valley Center, KS 67147.

Vice Chairperson Spranger opened the hearing for comments from the public: 7:03 PM

R. Shrack gave a summary of his staff report. During the platting of this property lots 1 and 2 were also rezoned to R-1B with the original intent being to build a single-family home on each lot. The applicant has made a change and would like to build a duplex on these two lots. Mr. Goentzel is planning to construct a duplex on this property with one half on one lot and the other half of the duplex on the other lot with the shared wall directly on the property line of those two lots. Public notices were sent to the surrounding property owners as well as published in the *Arc Valley News*. We did receive one inquiry, not in opposition, just looking for more information. City staff is recommending approval of this application.

Vice Chairperson Spranger closed the hearing for comments from the public: 7:07 PM

No comments received from the public. 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-2024-01. Motion was seconded by Board Member Conway. The vote was unanimous.

**OLD OR UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**STAFF REPORTS:** R. Shrack shared that the City has an adopted comprehensive plan that is good for a 10-year period. Those 10 years are now up, and it is time for the City to hire a consulting firm to help write the new comprehensive plan. An RFP will be presented to City Council on Feb. 6<sup>th</sup> and then proposals will be accepted and reviewed by the City/a finalist firm selected by City Council later this spring. The City will establish a steering committee to work with the hired firm in the writing of the new comprehensive plan.

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

Gary Janzen-absent

Paul Spranger-none

Brian Shelton-absent

Rick Shellenbarger-absent

Scot Phillips-none

Steve Conway-none

Dalton Wilson-none

**ADJOURNMENT OF THE PLANNING AND ZONING BOARD MEETING:** At 7:10 P.M., a motion was made by Vice Chairperson Spranger to adjourn and seconded by Board Member Wilson. The 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