

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

Tuesday, March 26, 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, Brian Shelton, and Dalton Wilson

Members Absent: Gary Janzen and Rick Shellenbarger

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

Audience: Mayor Jett Truman and Council Member Ron Colbert

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 January 23, 2024, meeting minutes. The motion was seconded by Board Member Shelton. Motion passed unanimously.

COMMUNICATIONS: None

PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD:

1. Review of LS-2024-01, application of Shad and Debra Eickbush, pursuant to City Code 16.09., who are petitioning for a lot split involving the splitting of property the applicants own and is currently addressed as 810 S. Meridian Ave., 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. The area where the house, detached garage and driveway are located will be Parcel B and it will contain all the private infrastructure that currently serves the house. The intent is to develop Parcel A with some kind of new commercial development in the future. R. Shrack explained that a large majority of this area is in the floodplain and will need to be removed prior to any development approval. Shrack answered questions from the board regarding the floodplain and the process to remove an area. No comments received from the public.

Vice Chairperson Spranger closed the hearing for comments from the public: 7:11 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 LS-2024-01. Motion was seconded by Board Member Wilson. 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 April 23, 2024. There will be three applications to review.

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
Dalton Wilson-none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD MEETING: At 7:14 P.M., a motion was made by Vice Chairperson Spranger to adjourn and seconded by Board Member Conway. The vote was unanimous and the meeting was adjourned.

Respectfully submitted,

/s/ Ryan Shrack, Secretary

Gary Janzen, Chairperson

CITY OF VALLEY CENTER, KANSAS

Tuesday, March 26, 2024, 7:00 P.M.

CALL TO ORDER: Vice Chairperson Spranger called the meeting to order at 7:14 P.M. with the following committee members present: Steve Conway, Scot Phillips, Brian Shelton, and Dalton Wilson

MEMBERS ABSENT: Gary Janzen and Rick Shellenbarger

CITY STAFF PRESENT: Ryan Shrack, Rodney Eggleston, Brittney Ortega and Brent Clark

AUDIENCE: Mayor Jet Truman and City Council Member Colbert

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

APPROVAL OF DRAFT MINUTES: Vice Chairperson Spranger made a motion to approve the October 25, 2023, committee meeting minutes. The motion was seconded by Committee Member Wilson. Motion passed unanimously.

COMMUNICATIONS: None

OLD/UNFINISHED BUSINESS:

NEW BUSINESS:

1. Discuss MS4 Inspection Report & Response from November 2023.
R. Eggleston addressed the committee. This is the first of a minimum of two required meetings per year. He gave an update on the inspection that was conducted in September of 2023. There were a few areas of concern noted in the inspection report that have now been addressed. Vice Chairperson Spranger inquired about the process used to notify residents and contractors that are in violation. R. Eggleston explained, in detail, the steps taken by staff to send proper notification and the process to get the issue resolved. He also spoke about the annual report, permit deadlines and requirements.
2. Next Meeting Date
R. Eggleston left the next meeting date to be determined by the committee. He suggested that it be sometime in late summer after the rainy season.

ADJOURNMENT OF THE STORMWATER CITIZENS ADVISORY COMMITTEE MEETING: At 7:31 P.M., a motion was made by Vice Chairperson Spranger to adjourn and seconded by Committee Member Wilson. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

/s/ Rodney Eggleston, Secretary

Gary Janzen, Chairperson