

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

Tuesday, May 28, 2024      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, Scot Phillips, and Rick Shellenbarger.

**Members Absent:** Brian Shelton, Paul Spranger and Dalton Wilson

**City Staff Present:** Brittney Ortega and Brent Clark

**Audience:** Eric Glover and Dan Garber

**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 April 23, 2024, meeting minutes. The motion was seconded by Board Member Conway. Motion passed unanimously.

**COMMUNICATIONS:** None

**PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS:**

1. Review of SD-2024-01, application of the Douglas E. Kirkland Revocable Trust, pursuant to City Code 16.04, who is petitioning for approval of a final plat for land located southeast of the intersection of 77th Street and West St. (currently addressed as 7710 N. West St.), Valley Center, KS 67147.

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

B. Clark gave a summary of the staff report. The final plat has been received with minimal adjustments from the preliminary plat for Rio Bella Addition. The final review of the drainage plan is being reviewed by the City Engineer. Eric Glover, agent for the applicant, stood for questions from the board. There were none. City staff recommends approval.

Chairperson Janzen closed the hearing for comments from the public: 7:08 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Chairperson Janzen made a motion to approve SD-2024-01. Motion was seconded by Board Member Shellenbarger. The vote was unanimous.

2. Review of SD-2024-02, application of KWH Investments, LLC, pursuant to City Code 16.04, who is petitioning for approval of a preliminary plat for land located east of the intersection of Ford St. and Seneca St. (currently addressed as 825 W. 77th Street N.), Valley Center, KS 67147.

Chairperson Janzen opened the hearing for comments from the public: 7:09 PM

B. Clark gave a summary of the staff report. The applicant will be taking this one parcel and dividing it into five lots. These will be larger estate style lots. We have had one potential buyer's agent reach out inquiring about driveway standards. These homes will be connected to city water.

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 SD-2024-02. Motion was seconded by Board Member Conway. The vote was unanimous.

**OLD/UNFINISHED BUSINESS:** None

**NEW BUSINESS:** B. Clark spoke about the 2025-2035 Comprehensive Plan. The first committee meeting will be held on June 13, 2024, at 6:00PM. Periodic updates will be provided.

**STAFF REPORTS:** B. Clark gave an update on the progress of Meridian Ave. He also reminded the public to please adhere to the posted speed limit in this work zone to ensure the safety of the men and women working on this project.

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

Gary Janzen-none

Paul Spranger-absent

Brian Shelton-absent

Rick Shellenbarger-none

Scot Phillips-none

Steve Conway-none

Dalton Wilson-absent

**ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING**

**APPEALS MEETING:** At 7:25 P.M., a motion was made by Chairperson Janzen to adjourn and seconded by Board Member Conway. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

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/s/ Brent Clark, Interim Secretary

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Gary Janzen, Chairperson