

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

Tuesday, August 27, 2024 7:00 P.M.

CALL TO ORDER: Vice Chairperson Spranger 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: Gary Janzen

City Staff Present: Kyle Fiedler, Brittney Ortega and Brent Clark

Audience: Lloyd Spencer and Keri Spencer

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

APPROVAL OF DRAFT MINUTES: Spranger made a motion to approve the July 23, 2024, meeting minutes. The motion was seconded by Conway. Motion passed unanimously.

COMMUNICATIONS: None

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

1. Review of V-2024-02, application of Carolyn Riley, pursuant to City Code 17.10.08, who is petitioning for a fence height variance from 6 feet in height to 8 feet in height located at 815 Butler Street, Valley Center, KS 67147.

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

Fiedler gave a summary of his staff report. Notices were sent to the surrounding property owners as well as published in the *Ark Valley News*. There has been no correspondence in opposition to this application. Staff is recommending this application be approved for the fence to be at 8 feet only for the sections that were previously at this height. Pictures were supplied for reference.

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

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Spranger made a motion to approve V-2024-02. Motion was seconded by Shellenbarger. The vote was three in favor and two opposed. Motion passed.

2. Review of V-2024-03, application of Lloyd and Keri Spencer, pursuant to City Code 17.10.08, who are petitioning for two variances with one

being an accessory building to be larger than the square footage limit of 720 and construct an accessory building of 1,600 square feet. The second request is for a larger driveway, the maximum allowed is 30 feet in width and the applicant would like to construct a driveway width of 40 feet. The property is addressed as 200 S Colby Street, Valley Center, KS 67147.

Spranger opened the hearing for comments from the public: 7:09 PM

Fiedler gave a summary of his staff report. Public notices were sent to the surrounding property owners as well as published in the *Ark Valley News*. One property owner reached out and expressed their opposition to the application due to the size of the proposed building. Brief discussion was had between the applicant and board in regard to the height of the proposed building. Staff is recommending approval of this application.

Spranger closed the hearing for comments from the public: 7:16 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Spranger made a motion to approve V-2024-03. Motion was seconded by Conway. The vote was three in favor and two opposed.

OLD/UNFINISHED BUSINESS: None

NEW BUSINESS: An updated presentation was given on the comprehensive plan by Foster Design Associates. This included the planning process, timelines, population trends and land use.

STAFF REPORTS: Kyle Fiedler, Community Development Director, formally introduced himself to the board. Discussion was had about the open seat on the PZB.

ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

Gary Janzen - absent
Paul Spranger - none
Rick Shellenbarger - none
Scot Phillips - none
Steve Conway - none
Dalton Wilson - none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING: At 8:51 P.M., a motion was made by Spranger to adjourn and seconded by Conway. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

/s/ Kyle Fiedler, Secretary

Gary Janzen, Chairperson