

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

Tuesday, September 24, 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 Dalton Wilson.

Members Absent: Paul Spranger and Rick Shellenbarger

City Staff Present: Kyle Fiedler, Brittney Ortega and Rodney Eggleston

Audience: Bill Fox

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

APPROVAL OF DRAFT MINUTES: Janzen made a motion to approve the August 27th, 2024, meeting minutes. The motion was seconded by Phillips. Motion passed unanimously.

COMMUNICATIONS: None

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

1. Review of LS-2024-03, application of KWH Investments, LLC, pursuant to City Code 16.09.01, who is petitioning for a lot split involving the splitting of property the applicants own and is currently addressed as 825 W. 77th Street N., Valley Center, KS 67147.

Chairperson Janzen 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 approval.

Bill Fox, agent for the applicant, addressed the board and was available for any questions. There were none.

Janzen closed the hearing for comments from the public: 7:05 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Wilson made a motion to approve LS-2024-03. Motion was seconded by Janzen. Motion passed unanimously.

OLD/UNFINISHED BUSINESS: None

NEW BUSINESS: None

STAFF REPORTS: None

ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

Gary Janzen - none

Paul Spranger - absent

Rick Shellenbarger - absent

Scot Phillips - none

Steve Conway - none

Dalton Wilson - none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING: At 7:08 P.M., a motion was made by Janzen to adjourn and seconded by Conway. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

/s/ Kyle Fiedler, Secretary

Gary Janzen, Chairperson

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

Tuesday, September 24, 2024, 7:00 P.M.

CALL TO ORDER: Chairperson Janzen called the meeting to order at 7:08 P.M. with the following committee members present: Steve Conway, Scot Phillips, and Dalton Wilson

MEMBERS ABSENT: Paul Spranger and Rick Shellenbarger

CITY STAFF PRESENT: Kyle Fiedler, Rodney Eggleston, and Brittney Ortega

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

APPROVAL OF DRAFT MINUTES: Chairperson Janzen made a motion to approve the March 26, 2024, committee meeting minutes. The motion was seconded by Committee Member Wilson. Motion passed unanimously.

COMMUNICATIONS: None

OLD/UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Update on stormwater additions from various projects currently underway.

R. Eggleston addressed the committee. This is the second of a minimum of two required meetings per year.

Prairie Lakes Regional Detention Basin/Park

Adjacent to the Prairie Lakes Development & Trails End Development (future school site). Project incorporates a naturalized channel and wetland areas to restore pre-existing natural features of the Trailsview Slough. The basin provides over 340 Acre-feet of stormwater storage. Project included a Conditional Letter of Map Revision (CLOMR) – approved by FEMA. Final Letters of Map Revision (LOMRs) are ongoing to bring the developed areas out of the floodplain.

Sunflower Valley - Mixed use development. Project is adjacent to the existing detention pond and pump station. Project runoff is directed to an internal retention pond & the detention pond to the east. Internal retention pond is similar to the pre-existing pond. Currently the retention pond has not filled up (yet). Pre-existing pond was nearly dry prior to this project.

Harvest Place Retention Ponds - Mixed use Development. Project includes 3 large retention ponds (7' deep). The ponds provide 88 acre-feet of stormwater storage above the wet pond volume. A water rights permit was obtained through KDA-DWR for 200 acre-feet of stored runoff water. This project creates better conveyance of stormwater to this area from offsite locations, significantly enhanced storage, and

water quality to downstream channels. Project ultimately flows south through the golf course and future Emporia Avenue corridor.

Meridian – Main to 5th . Approximately 21 new inlets. Approximately 2000 feet of stormwater pipe

2. Next Meeting Date

R. Eggleston suggested the next meeting to be in March of 2025. Confirmation will be sent at a later date.

ADJOURNMENT OF THE STORMWATER CITIZENS ADVISORY COMMITTEE

MEETING: At 7:25 P.M., a motion was made by Chairperson Janzen 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