

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

Tuesday, July 29, 2025      7:00 P.M.

**CALL TO ORDER:** Vice-Chair, Paul Spranger, called the meeting to order at 7:05 P.M. with the following board members present: Steve Conway, Rick Shellenbarger, Scot Phillips, Dalton Wilson, Gary Janzen.

**Members Absent:** Amy Bradley

**City Staff Present:** Kyle Fiedler

**Audience:** Jonathan Suda, Jake Vasa, Jeremy Spexarth and Genni Trilli.

**AGENDA:** A motion was made by Spranger and seconded by Wilson to set the agenda, with a correction to Public Hearing 2, correcting the applicant's name to K2 Investments LLC. Motion passed unanimously.

**APPROVAL OF DRAFT MINUTES:** Spranger made a motion to approve May 27, 2025, meeting minutes. The motion was seconded by Wilson. Motion passed unanimously.

**COMMUNICATIONS:** none

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

1. Review of V-2025-03, application of Carlos Torres & Sonnee Fisher, pursuant to City Code 17.10.08, who is petitioning for a variance to construct an accessory structure prior to a principal structure on property addressed as 2525 E Ford St. Valley Center, KS 67147.

Fiedler briefly reviewed this item, which was tabled at the last meeting. After speaking with the applicant, staff are recommending to table for one more month and bring this back at the August 26, 2025 meeting.

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Wilson made a motion to table the variance for V-2025-03 until the August 26, 2025 PZB Meeting. Motion was seconded by Shellenbarger. The vote was unanimous. Motion passed.

2. Review of RZ-2025-05, application of K2 Investments LLC, pursuant to City Code 17.10.08, 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 designation for Two-Family Residential District. The property is currently un-addressed, located between 409 N Meeds and 431 W 3<sup>rd</sup>, Valley Center, KS 67147.

Fiedler reviewed his staff report, sharing that this lot meets the minimum size requirements for R-2 zoning, about one block away, another spot-zone was approved for R-2. There have been no communications from the public about this re-zone and notification was sent to those within 200 feet of this property. Staff are recommending approval.

Janzen opened the hearing for comments from the public: 7:12 PM

Janzen asked if there were any members in the audience who would like to speak on this item.

Janzen closed the hearing for comments from the public: 7:13 PM

Shellenbarger confirmed that the lot size met the requirements of R-2 and asked if a duplex would fit. Fiedler shared that no site plan has been submitted to show the layout of the proposed building.

Wilson voiced concerns over parking issue on the curve, as this was a major issue discussed during another recent rezoning in the area.

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Janzen made a motion to approve RZ-2025-05. Motion was seconded by Conway. The vote was 5 to 1 with Wilson voting against. Motion passed.

**OLD/UNFINISHED BUSINESS:** none

**NEW BUSINESS:**

1. Due to scheduling conflicts, Fiedler is requesting the September Planning and Zoning meeting be rescheduled to September 18<sup>th</sup>. Consensus from the board was to move the meeting.
2. 4Front LLC requested that Planning and Zoning look at their sketch of a plat they intend to bring back as a preliminary plat. Fiedler shared that the plat is proposed as R-2, but after speaking with the Applicant's engineer, they might change to R-1B as they intend to build single family homes. There might be some requested/ recommended changes to lot width, while they meet the minimum in the proposed zoning, there might be future parking issues created by the narrow lots. Jake Vasa with SEH reviewed the plat as the engineer on the project. Jeremy Spexarth and Jonathan Suda shared their vision for 1,200-1,400 square foot slab on grade homes with higher-end finishings. The consensus was for staff and the applicant to review and bring back as a preliminary plat.

**STAFF REPORTS:** none

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

Gary Janzen - none

Paul Spranger - none

Rick Shellenbarger - none

Scot Phillips - none

Steve Conway - none

Dalton Wilson – none

Amy Bradley – absent

**ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING:** At 7:35 P.M., a motion was made by Janzen to adjourn and seconded by Shellenbarger. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

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/s/ Kyle Fiedler, Secretary

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Gary Janzen, Chairperson