

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

Tuesday, February 25, 2025      7:00 P.M.

**CALL TO ORDER:** Chairperson, Gary Janzen, called the meeting to order at 7:00 P.M. with the following board members present: Amy Bradley, Steve Conway, Rick Shellenbarger, Scot Phillips, and Dalton Wilson.

**Members Absent:** Paul Spranger

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

**Audience:** Bill Fox, Benjamin Snider, Jessi Garrett, Rodney Bruntz, Gene Sharp, Janice Sharp, Jessica Rutschman, David Rutschman, Ray Schoeneder, Heather Eilerts, and Nancy Craven.

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

**APPROVAL OF DRAFT MINUTES:** Janzen made a motion to approve January 28, 2025, 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. Continue review of SD-2025-01, which was tabled at the January 28th, 2025, meeting. Application of KWH Investments, LLC, pursuant to City Code 16.04, who is petitioning for approval of a preliminary plat for land located southeast of the intersection of Interurban Dr. and W 93rd St N. in Sedgwick County, KS.

Janzen opened the hearing for comments from the public: 7:02 PM

City staff met with the applicant and agent for the applicant to discuss and address necessary adjustments to ensure the plat complies with subdivision regulations. The new plat is similar to the previously presented version; however, any lots that were touching the city limits have been removed. As a result of this change, the plat is no longer required to meet city subdivision regulations. Instead, it must be in compliance with county subdivision regulations, which it successfully meets. City Staff are recommending approval of this application.

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

Benjamin Snider addressed the board in tentative support of this application.

Janzen closed the hearing for comments from the public: 7:09 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Janzen made a motion to approve the preliminary plat for SD-2025-01. Motion was seconded by Shellenbarger. The vote was unanimous. Motion passed.

2. Review of Landscaping Plan for SP-2025-02, Baughman Co, pursuant to City Code 17.03.36, submitted the landscaping plan for the new elementary school on property addressed as 1500 E Tanner Trail, located northwest of the intersection of Seneca St and Tanner Trail, Valley Center, KS 67147.

Janzen opened the hearing for comments from the public: 7:10 PM

Fiedler gave a summary of his staff report. This plan will include 23 trees of various species and sizes, along with shrubbery and grass. Jessi Garrett, with Baughman, addressed the board, explaining that she followed Wichita City standards, which align with state forestry service guidelines. This plan is economical, low maintenance, and drought tolerant. City staff are recommending approval of this landscape plan.

Janzen closed the hearing for comments from the public: 7:14 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Janzen made a motion to approve SP-2025-02. Motion was seconded by Conway. The vote was unanimous. Motion passed.

3. Review of SP-2025-03, application of Rodney Bruntz, pursuant to City Code 17.12, who is petitioning to build a 4,050 sq. ft. commercial building on property currently addressed as 595 W Clay, Valley Center, KS 67147.

Janzen opened the hearing for comments from the public: 7:15 PM

Fiedler explained there are two parts to this application, a site plan and landscape screening plan. The applicant has chosen to use fence and trees as their screening. Staff recommend approval of the site plan as presented and suggest that at least six cedar trees be planted to enhance screening. This addition would improve visual buffering while maintaining the integrity of the proposed plan. Rodney Bruntz, applicant, addressed the board, and was available for questions. Discussion was had and clarification was provided for screening requirements. Gene Sharp addressed the board with his concerns about this application. He would prefer to have an earth berm but stated that 100% screening would be fine with him.

Janzen closed the hearing for comments from the public: 7:32 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Wilson made a motion to approve SP-2025-03. Motion was seconded by Shellenbarger. The vote was unanimous. Motion passed.

**OLD/UNFINISHED BUSINESS:** none

**NEW BUSINESS:** none

**STAFF REPORTS:** There are five applications on the agenda for the March, 25, 2025 meeting.

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

Gary Janzen - none

Paul Spranger - absent

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 7:35 P.M., a motion was made by Janzen to adjourn and seconded by Wilson. 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