

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

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

CALL TO ORDER: Vice Chair, Paul Spranger, called the meeting to order at 7:00 P.M. with the following board members present: Amy Bradley, Rick Shellenbarger, Scot Phillips, and Dalton Wilson.

Members Absent: Gary Janzen, Steve Conway

City Staff Present: Kyle Fiedler

Audience: Jet Truman, Bill Fox, Mike Miller, Nancy Craven, Jason Chastain, James Craven, Ashley Siedhoff and Ruthane Siedhoff.

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

APPROVAL OF DRAFT MINUTES: Spranger made a motion to approve February 25, 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-2025-02, application of Jason Chastain, pursuant to City Code 17.10.08, who is petitioning for a variance to have a 1,500 square-foot accessory structure where zoning code allows for 720 square feet. The property is addressed as 625 W 3rd, Valley Center, KS 67147.

Spranger opened the hearing for comments from the public: 7:05 PM

Fiedler gave a summary of his staff report. The applicant is wanting to build a 1,500 square foot garage at the south end of his property. There are other accessory structures in the area that are over the 720 square foot max allowed by zoning regulation, so this structure would not be abnormal. No contact was made in favor or against this variance prior to the meeting. Notice was published in the Ark Valley News and notices were mailed to neighboring properties within 200 feet. City Staff are recommending approval of this variance.

Spranger closed the hearing for comments from the public: 7:06 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Shellenbarger made a motion to approve the variance for V-2025-02. Motion was seconded by Phillips. The vote was unanimous. Motion passed.

2. Review of SD-2025-01, application of KWH Investments, LLC, pursuant to City Code 16.04, who is petitioning for approval of a final plat for land located southeast of the intersection of Interurban Dr. and W 93rd St N. in Sedgwick County, KS.

Spranger opened the hearing for comments from the public: 7:11 PM

Fiedler gave a summary of his staff report, noting there were minor changes from the preliminary plat, which included a benchmark description and access easements requested by Sedgwick County. Notification was published in the Ark Valley News and notices were mailed to neighboring properties within 200 feet in the City and 1,000 feet in the County. One comment was received, wishing the lots were bigger, a minimum of 5 acres. City staff are recommending approval of this final plat.

Bill Fox, agent for the applicant was present for questions, but had no further comments.

Spranger closed the hearing for comments from the public: 7:12 PM

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

3. Review of RZ-2025-03, application of Michael & Tammy, pursuant to City Code 17.11, 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-4, which is the City's designation for a high-density multi-family residential district. The property is currently addressed at 135 N Ash, Valley Center, KS 67147.

Spranger opened the hearing for comments from the public: 7:20 PM

Fiedler reviewed his staff report. The property owner plans to demolish the existing structure and would like to build two duplex buildings. They are requesting R-4 to be able to build the structures closer together and to have shorter setbacks to accommodate two structure on the lot. Notice of the hearing was published in the Ark Valley News and mailed to property owners within 200 feet of the property. Staff received two calls and one letter regarding this zoning change, one was in favor, one was not in favor of two-story buildings as they didn't think the older part of Valley Center should have more two-story houses. The last person was concerned about drainage and thought they applicant was going to build more than two duplexes because of how the legal description reads as five lots.

Mike Miller, applicant addressed the Board and shared their plans for 2-store duplexes that are 3 bedroom with a single-car garage facing Ash Ave to try to alleviate any issues that could have arisen backing up to the four-plex on the north side of 1st.

City staff are recommending approval of this rezone.

Spranger closed the hearing for comments from the public: 7:22 PM

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

4. Review of SP-2025-04, application of Andrew Sharon, pursuant to City Code 17.12, who is petitioning to add a drive-through window/lane at property currently addressed as 128 S Meridian, Valley Center, KS 67147.

Spranger opened the hearing for comments from the public: 7:28 PM

Fiedler reviewed his staff report. The property owner is applying for the addition of a drive-through window at this property, changing the flow of traffic through the site and parking. Their plan includes new pavement and parking, the drives do not have shared access on record with Sedgwick County, it was recommended that they consider getting agreements in place with the neighboring properties but not required. Notice of this plan was published in the Ark Valley News and neighboring properties within 200 feet were mailed notification. 2 calls were received, just asking questions.

Ashley Siedhoff, agent for the applicant addressed the lighting on the north side of the building that it would be pointed down to light the menu and to be able to see customers in the early morning. She also responded to questions about signage from the Board, as there is no plan for ground signage, however to help with movement in the site, they plan to mark the pavement with arrows.

Jet Truman asked if this would affect the parking for Red Carpet Trophy. Staff felt that Red Carpet Trophy has enough space for parking at their building and for vehicles to turn around to leave their parking lot.

City staff are recommending approval of this site plan.

Spranger closed the hearing for comments from the public: 7:33 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Wilson made a motion to approve SP-2025-04. Motion was seconded by Bradley. The vote was unanimous. Motion passed.

OLD/UNFINISHED BUSINESS: none

NEW BUSINESS: none

STAFF REPORTS: There are five applications on the agenda for the April 22, 2025 meeting.

ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

Gary Janzen - absent

Paul Spranger – Asked about the new roundabout. They are taking the existing pavement out, the construction company is continuing to finish up the outside southbound lane. There is a new sign that will be going in the center of the new roundabout that the City Council approved.

Rick Shellenbarger - none

Scot Phillips - none

Steve Conway - absent

Dalton Wilson – Asked about the Farmer’s Market. They will be May through September, they will end at 7:30 pm.

Amy Bradley – none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING: At 7:42 P.M., a motion was made by Spranger to adjourn and seconded by Shellenbarger. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

/s/ Kyle Fiedler, Secretary

Gary Janzen, Chairperson