

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

Tuesday, February 24, 2026 7:00 P.M.

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

Members Absent: Gary Janzen, Dalton Wilson

City Staff Present: Kyle Fiedler, Sabrina Young

Audience: Mark Weaver, Michael Miller, Tammy Miller

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 January 27, 2026, meeting minutes. The motion was seconded by Shellenbarger. Motion passed unanimously.

COMMUNICATIONS: None

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

1. Review of V-2026-04, application of Mark & Leanda Weaver, pursuant to City Code 17.10.08, who are petitioning for a variance to have a 2,400 sq. ft. accessory structure on property addressed as 515 E. Valley Park Dr. Valley Center, KS 67147.

Fiedler reviewed his staff report, the applicant is requesting a variance to have a 2,400 sq. ft. accessory structure. There is an easement that runs from southwest to northeast across the lot. The applicant received a letter stating they can build over the easement. Notice was published but no comments were received. The residence to the west was recently approved for an accessory structure larger than code allows, and another neighbor across the street has one right at or just above the limit, so it is not uncommon in this area to have an accessory structure larger than code allows. The proposed location for the structure meets all setback requirements.

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

Mark Weaver, the applicant, spoke stating that the lot size is .92 acres and is a bit larger than a normal lot. He also plans to build the shop out of wood as opposed to a metal building. He would also like to include windows.

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

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Spranger made a motion to approve V-2026-04. Motion was seconded by Bradley. The vote was unanimous. Motion passed.

2. Review of RZ-2026-01, application of Mike & Tammy Miller, 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 district, to R-2, which is the City's designation for a two-family district. The property is currently addressed at 135 N Ash Ave., Valley Center, KS 67147.

Fiedler reviewed his staff report, this was originally approved by this board last year, passed the first reading at city council but was not approved at the second city council reading so it did not get rezoned. At that time the applicant was asking for R4 zoning which is high density residential. The council felt that would be too much for the lot. The applicant is now requesting a zoning of R-2 in order to build a single duplex on the lot. Notice was published in the paper and one neighbor reached out in opposition. Their main concern is drainage but also mentioned there are other areas of town the duplexes could be built in. This area has a lot of mixed zoning, commercial, R-3, R-2 and R-1B so this would not be uncommon for the neighborhood. R-2 seems to be more desirable for the area, based on the Council's previous discussions. This lot is a reasonable size to have a duplex on and still be within our code requirement for lot coverage.

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

The applicant, Michael Miller, answered questions from the Board. He stated that the current building on the lot would be torn down and the new duplex built in its place. The new building will face Ash Ave. Parking will be to the front of the building off of Ash Ave. The duplex will have garages for the residents and enough off-street parking to comply with the zoning code.

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

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Spranger made a motion to approve RZ-2026-01. Motion was seconded by Shellenbarger. The vote was unanimous. Motion passed.

3. Review of SP-2026-01, application of Blayne Martin, pursuant to City Code 17.12, who is petitioning to change a previously approved site plan at property currently unaddressed, just north of the intersection of West 77th St N. and north Ridge rd., Valley Center, KS 67147.

Fiedler reviewed his staff report, this property was annexed into the city limits and is zoned agricultural. They have a special use permit to operate a mineral extraction for a sand pit. The updated site plan includes a new building for offices and shop with parking areas for employees and visitors and move the scales away from the entrance creating an extended driveway allowing for a waiting area for semis that is off Ridge Road. This will also allow for enough room for the trucks to stop covering their loads before exiting the site. The full signage plan was not given to staff as Ridge Road is still completely in the county and would need to be reviewed by them instead.

They are currently operating on the southern parcel of land and the building will be at the northern end of the southern parcel.

Spranger opened the hearing for comments from the public: 7:23 PM

No public spoke.

Spranger closed the hearing for comments from the public: 7:24 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Spranger made a motion to approve SP-2026-01. Motion was seconded by Conway. The vote was unanimous. Motion passed.

OLD/UNFINISHED BUSINESS:

1. None

NEW BUSINESS:

1. None

STAFF REPORTS:

1. None

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 – absent

Amy Bradley – none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING: At 7:26 P.M., a motion was made by Spranger to adjourn and seconded by Phillips. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

/s/ Kyle Fiedler, Secretary

Gary Janzen, Chairperson