

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

Tuesday, March 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, Scot Phillips, Dalton Wilson. Gary Janzen arrived at 7:02.

Members Absent: Steve Conway, Rick Shellenbarger

City Staff Present: Kyle Fiedler, Sabrina Young

Audience: None

AGENDA: A motion was made by Spranger and seconded by Wilson 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 Phillips. Motion passed unanimously.

COMMUNICATIONS: The next meeting will include officer elections.

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

1. Review of zoning regulation change for RR-1 (suburban residential district) sign code.

Fiedler reviewed the current zoning regulations regarding real estate signs in the various residential zones. The recommended change is to remove RR-1 Suburban Residential District from 17.07.08 section A and add it to 17.07.08 section B. This will bring RR-1 into alignment with the other residential districts in regard to what signage is allowed.

Spranger proposed adding a clause to the sign regulation that would require any development sign permit to be renewed every 10 years so that the City has opportunity review the condition of the sign and require improvements before reissuance.

Language to be added to the end of 17.07.08 Zoning District Regulations Section B.4.d:

Development sign permit is void ten (10) years after issuance at which time the sign shall be removed or the permit reapplied for.

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

No public comment.

Janzen 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, Janzen made a motion to approve the zoning regulation changes with the amended language. Motion was seconded by Wilson. 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 - none
Paul Spranger - none
Rick Shellenbarger - absent
Scot Phillips - none
Steve Conway - absent
Dalton Wilson – none
Amy Bradley – none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING: At 7:14 P.M., a motion was made by Janzen to adjourn and seconded by Bradley. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

/s/ Kyle Fiedler, Secretary

Gary Janzen, Chairperson