

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

TUESDAY, FEBRUARY 22, 2022, 7:00 P.M.

**CALL TO ORDER:** Chairperson Gary Janzen called the meeting to order at 7:06 P.M. with the following members present: Brian Shelton, Mike Boyd, Steve Conway.

**Members Absent:** Paul Spranger, Toby Meadows and Rick Shellenbarger

**City Staff Present:** Brent Clark, Ryan Shrack, and Brittney Ortega

**Audience:** Michael Miller

**AGENDA:** A motion was made by Chairperson Janzen and seconded by Board Member Boyd to set the agenda. Motion passed unanimously.

**APPROVAL OF DRAFT MINUTES:** Chairperson Janzen made a motion to approve the January 25, 2022, meeting minutes. The motion was seconded by Board member Shelton. Motion passed unanimously.

**COMMUNICATIONS:** none

**PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD/BZA:**

1. Review of RZ-2022-01, application of Michael and Tammy Miller, pursuant to City Code 17.11, who are petitioning for a rezoning of land that is currently zoned R-1B, which is the city's designations for a central business district. The property is currently addressed as 321 W. 1<sup>st</sup> Street, Valley Center, KS 67147.

R. Shrack gave a summary of his staff report with the board. This is two parcels of land currently owned by Mr. and Mrs. Miller. One lot is the former library and the lot to the West is the former parking lot. Their original plan was to make this their primary residence, after further review, they have decided against that and would now like to make this property more commercial based. R. Shrack gave a reminder that if the board votes and recommends approval then it will go before City Council with a rezoning ordinance. Public notices were published in the newspaper and mailed to surrounding property owners. He received two responses, neither were opposed, just curious of the process. Shrack reminded of the permitted and prohibited uses in the Overlay District. City staff is recommending approval.

Chairperson Janzen opened hearing for comments from the public: 7:11 PM

Chairperson Janzen enquired about two storage buildings on the property, as the Downtown Overlay Districts prohibits the use of indoor storage. Shrack responded that he believes those buildings predate the existing zoning code, which was adopted in 2014.

Mr. Miller addressed the board commenting that getting the approval for rezoning to C-1 would given them more opportunity to use the property.

Chairperson Janzen closed the public hearing: 7:16 PM

Board Member Boyd stated that there are no current plans for the property but that more options could be explored by rezoning to C-1. R. Shrack gave clarification and examples of what the process would be moving forward depending on what the final development plan for the property would be.

Based on the City Staff recommendations and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve RZ-2022-01. Motion was seconded by Board Member Boyd. The vote was unanimous.

**OLD OR UNFINISHED BUSINESS:** none

**NEW BUSINESS:** R. Shrack thanked Board Member Boyd for his service with the board.

**STAFF REPORTS:** R. Shrack informed the board that there have been no applications submitted for the March Planning and Zoning Board meeting, therefor there will not be a meeting held in March.

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

Gary Janzen-none

Paul Spranger-absent

Brian Shelton-none

Rick Shellenbarger-absent

Mike Boyd-none

Steve Conway-none

Toby Meadows-absent

**ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BZA MEETING:** A motion was made by Chairperson Janzen to adjourn and seconded by Board Member Boyd. Vote was unanimous and the meeting was adjourned at 7:20 PM.

Respectfully submitted,

---

Ryan Shrack, Community Development Director

---

Gary Janzen, Chairperson