

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

TUESDAY, JULY 27, 2021, 7:00 P.M.

CALL TO ORDER: Chairperson Gary Janzen called the meeting to order at 7:00 P.M. with the following members present: Vice Chairperson Paul Spranger, Brian Shelton, and Toby Meadows.

Members Absent: Rick Shellenbarger, Mike Boyd, and Steve Conway

Staff Present: Brent Clark, Ryan Shrack, and Angie Basden

Audience: Ryan Nett, Will Clevenger, Kyle and Tracy Omo, Jose De La Rosa, and Tim Austin

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

APPROVAL OF DRAFT MINUTES: Chairperson Janzen made a motion to approve the June 22, 2021 DRAFT 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 SD-2021-01, application of Dill Hill LLC, pursuant to Section 16.04.07, who is petitioning for approval of a final revised plat for the lot located east of Seneca Street and northeast of land currently addressed as 2216 E. Ford Street, Valley Center, KS 67147.

Shrack explained there were a few changes, the sub-division name changed, a few street names, and changing a curve in the street to a straight street. Additionally, some property boundaries changed for several of the lots. There are still the same number of lots. All surrounding landowners were notified as well as a public notice put in the paper. City staff recommends approval.

Chairperson Janzen opened hearing for comments from the public: 7:04 PM

No comments from the public.

Chairperson Janzen closed the public hearing: 7:05 PM

Based on the City Staff recommendations and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve SD-2021-01 final revised plat. Motion was seconded by Board Member Meadows. The vote was unanimous.

2. Review of RZ-2021-03, application of Jose De La Rosa, pursuant to Section 17.11, who is petitioning for a rezoning of land that is currently zoned C-2, which is the City's designation for a general business district, to I, which is the City's designation for an industrial district. The lot is currently addressed as 930 S. Meridian Ave., Valley Center, KS 67147.

Shrack explained that it is for rezoning on a vacant piece of property. The owners live to the south of the property and would like to create an open-air RV storage, no proposed buildings, only parking for RV vehicles. The owners cannot provide this service in zoning C-2 General Business District, but it is allowed in (I)

Industrial districts. Public notices were submitted to the paper and to surrounding property owners. There was no public opposition. Shrack said the area is mixed use with single family home properties and commercial businesses. He also noted that a large portion of the property is located in the Flood zone (AE floodplain) and in order to build on the lot, the owners would have to go through State and local review and requirements. He reiterated there will be some type of parking surface and no buildings. City staff recommends approval contingent on approval of the screening plan (fencing, landscaping) and site plan submitted by the Applicant and approved by City staff prior to the RV storage being created on this vacant lot.

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

Mr. De La Rosa explained that he and his wife had recently purchased an RV and could not find local parking for it. He saw a need and wants to provide a service.

No other comments from the public.

Chairperson Janzen closed the public hearing: 7:13 PM

Based on the City Staff recommendations and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve RZ-2021-03 to rezone land from C-2 to Industrial district, contingent on the approval of the screening plan (fencing, landscaping) and site plan submitted by the Applicant and approved by City staff prior to the RV storage being created on this vacant lot. Motion was seconded by Board Member Shelton. The vote was unanimous.

3. Review of V-2021-02, application of Kyle and Tracy Omo, pursuant to City Code 17.10.08., who are petitioning for a rear yard building setback variance of eight (8) feet to allow for the construction of a building addition to the existing house at 1039 N. Westwind Dr., Valley Center, KS 67147.

Shrack explained this request is for a property currently zoned R-1B with a normal rear set back of 20 ft. The homeowners are requesting an 8 ft. variance to add a building addition to the rear (west side) of their house. The applicants also provided a letter and document from Savoy land surveyor. Public notices were submitted to the paper and to surrounding property owners. There was no public opposition.

Chairperson Janzen opened hearing for comments from the public: 7:16 PM

No comments from the public.

Chairperson Janzen closed the public hearing: 7:17 PM

Based on the City Staff recommendations and discussion by the Board of Zoning Appeals, Chairperson Janzen made a motion to approve V-2021-02 for the setback variance of (8) feet to allow the building addition to the existing house. Motion was seconded by Board Member Meadows. The vote was unanimous.

NEW BUSINESS: Ryan introduced Tim Austin with Iron Horse Development to discuss the TIF district “Trails End” Sketch plat for input from the Board. Discussions were on the development area north of Prairie Lakes and proposed detention ponds, preliminary plat, rezoning, traffic, and landscaping.

OLD BUSINESS: none

STAFF REPORTS:

Ryan did not receive any applications by the deadline for the August meeting, so there will be no meeting held on August 24th.

ITEMS BY PLANNING AND ZONING BOARD MEMBERS:

- Gary Janzen-none
- Paul Spranger-none
- Brian Shelton-none
- Rick Shellenbarger-not present
- Mike Boyd-not present
- Steve Conway-not present
- Toby Meadows-none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BZA MEETING: At 7:57 P.M., a motion was made by Chairperson Janzen to adjourn and seconded by Vice Chairperson Spranger. Vote was unanimous and the meeting was adjourned.

Respectfully submitted,

Ryan Shrack, Community Development Director

Gary Janzen, Chairperson