



designation for a two-family district. The property is currently addressed at 135 N Ash Ave., Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME \_\_\_\_\_
- Chairperson closes public hearing: TIME \_\_\_\_\_

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, I \_\_\_\_\_ make a motion to (**approve**, **deny**, or **table**) RZ-2026-01. Seconded by \_\_\_\_\_. For \_\_\_ Against \_\_\_

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 77<sup>th</sup> St N. and north Ridge rd., Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME \_\_\_\_\_
- Chairperson closes public hearing: TIME \_\_\_\_\_

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, I \_\_\_\_\_ make a motion to (**approve**, **deny**, or **table**) SP-2026-01. Seconded by \_\_\_\_\_. For \_\_\_ Against \_\_\_

**8) OLD/UNFINISHED BUSINESS**

**9) NEW BUSINESS**

**10) STAFF REPORTS**

**11) ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:**

___ Gary Janzen	___ Steve Conway	___ Dalton Wilson
___ Paul Spranger	___ Rick Shellenbarger	
___ Amy Bradley	___ Scot Phillips	

**12) ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BZA**

Motion made by \_\_\_\_\_. Seconded by \_\_\_\_\_. For \_\_\_ Against \_\_\_

**Note to Planning and Zoning Board Members: If you are unable to attend this meeting, please contact Kyle Fiedler (316-755-7320) prior to the meeting.**

*All items listed on this agenda are potential action items unless otherwise noted. The agenda may be modified or changed at the meeting without prior notice. At anytime during the regular Planning and Zoning Board meeting, the Planning and Zoning Board may meet in executive session for consultation concerning cases to be deliberated. This is an open meeting, open to the public, subject to the Kansas Open Meetings Act (KOMA). The City of Valley Center is committed to providing reasonable accommodations for persons with disabilities upon request of the individual. Individuals with disabilities requiring an accommodation to attend the meeting should contact the Community Development Department in a timely manner, at [kfiedler@valleycenterks.gov](mailto:kfiedler@valleycenterks.gov) or by phone at (316)755-7320. For additional information on any item on the agenda, please visit [www.valleycenterks.gov](http://www.valleycenterks.gov) or call (316) 755-7320.*

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

Tuesday, January 27, 2026      7:00 P.M.

**CALL TO ORDER:** Gary Janzen, 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:** Dalton Wilson

**City Staff Present:** Kyle Fiedler, Cyndra Kastens, Sabrina Young

**Audience:** Tim McNeeley

**AGENDA:** A motion was made by Janzen and seconded by Bradley to set the agenda. Motion passed unanimously.

**APPROVAL OF DRAFT MINUTES:** Janzen made a motion to approve December 18, 2025, meeting minutes. The motion was seconded by Conway. Motion passed unanimously.

**COMMUNICATIONS:** Fiedler announced that the new City Administrator Cyndra Kastens is in attendance.

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

1. Review of V-2026-01, application of Tim McNeeley, pursuant to City Code 17.10.08, who is petitioning for a variance to have no side yard setback for an accessory structure where code requires 15 feet on property addressed as 950 N. Gayle St., Valley Center, KS 67147.

Fiedler reviewed his staff report, the property is unique as a corner lot and has a 30ft setback on Gayle and a 20ft setback on Goff. Because the lot has a platted setback of 20ft, it needs a variance to be able to build within that setback. If approved, they could build at the property line allowing enough space for a 14x14ft shed while being 5ft away from the house to meet fire code. We would also make sure that the placement is not too far forward to not impede the sight lines from Gayle for those trying to turn onto Goff. This was published in the Ark Valley News and notice was sent to the neighbors. There were no concerns and Staff recommends approval.

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

Spranger asked if the shed will be directly on the property line or a few feet away and if a survey has been done to know where the property line is.

Tim McNeely responded that he has not had a survey.

Fiedler stated that staff did measurements using Sedgwick County GIS, that if he stays within them, he should be fine. But they could require a survey be done or find the property pins before placement.

Spranger asked if the shed will be movable or on a foundation.

Fiedler and McNeeley confirmed it will be portable with anchors.

McNeeley stated that he plans to put the shed a couple feet inside the fence line rather than right on the property line to give room to move around it and to ensure it doesn't go over the property line.

Janzen 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, Janzen made a motion to approve V-2026-01. Motion was seconded by Shellenbarger. The vote was unanimous. Motion passed.

2. Review of V-2026-02, application of Eric Gilbert and Air Capitol Land Company, pursuant to City Code 17.10.08, who is petitioning for a variance to have a minimum lot width less than 35 feet on several proposed lots in the Sunflower Valley Addition. The parcels are 1A, 3A, 21A, 41A, 43A, and 45A, part of lot 1, Block B Sunflower Valley Addition. 492 E. Harper St., Valley Center, KS 67147.

Fiedler reviewed his staff report, the applicant is asking for an approximately 10% variance on each lot. The lots are more pie shaped and code requires them to be 35ft wide at the setback. These are all narrower than that but within the 10% variance. The lots meet all other size requirements. The northern lots already have duplexes on them and the southern lots the plan is to build duplexes as well. The plan with the lot splits is to be able to sell each side of the duplexes individually, essentially turning them into townhomes. Only one resident reached out and was not concerned once it was explained that the buildings are already there and the only change would be that each side could be sold individually. The same size building as they have been building will fit on lots without violating fire code and firewalls were included because of the ones that were already split.

Janzen opened the hearing for comments from the public: 7:08 PM

No public spoke.

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 V-2026-02. Motion was seconded by Bradley. The vote was unanimous. Motion passed.

3. Review of V-2026-03, application of Philip Ruffo, pursuant to City Code 17.10.08, who is petitioning for a variance to have a minimum lot width less than 35 feet on several proposed lots in the Sunflower Valley Addition. The parcels are CD, EF, and

GH, part of Lot 5, Block B, Sunflower Valley Addition. 844 S. Jay St., Valley Center, KS 67147

Fiedler reviewed his staff report, similar to the last item, the request is to split these lots into four. There is already a duplex on each. The outside lots meet the frontage requirements, but the inside lots will not which is why the variance is required. Notification was sent out but no comments were received and staff recommends approval.

Janzen opened the hearing for comments from the public: 7:14 PM

No public spoke.

Janzen closed the hearing for comments from the public: 7:15 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve V-2026-03. Motion was seconded by Conway. The vote was unanimous. Motion passed.

4. Review of LS-2026-01, application of Eric Gilbert and Air Capitol Land Company, pursuant to City Code 16.09.01, who is petitioning for lot splits involving the splitting of property the applicant owns and is currently addressed as 492 E. Harper St., Valley Center, KS 67147. Parcels: 1A, 3A, 21A, 41A, 43A, & 45A.

Fiedler reviewed his staff report, these are the same lots as item 2 for which the variance was just approved. This item will formally split the lots. Staff recommends approval.

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

No public spoke.

Janzen closed the hearing for comments from the public: 7:17 PM

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

5. Review of LS-2026-02, application of Philip Ruffo and RMS LLC, pursuant to City Code 16.09.01, who is petitioning for lot splits involving the splitting of property the applicant owns and is currently addressed as 844 S. Jay St., Valley Center, KS 67147. Parcels: CD, EF, & GH.

Fiedler reviewed his staff report, these are the same lots as item 3 for which you the variance was just approved. This item will formally split the lots. Staff recommends approval.

Janzen opened the hearing for comments from the public: 7:18 PM

No public spoke.

Janzen closed the hearing for comments from the public: 7:20 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve SL-2026-02. Motion was seconded by Phillips. The vote was unanimous. Motion passed.

**OLD/UNFINISHED BUSINESS:**

1. None – Term renewals and officer elections will occur in April

**NEW BUSINESS:**

1. None

**STAFF REPORTS:**

1. None

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

Gary Janzen - none

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 7:23 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,

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/s/ Kyle Fiedler, Secretary

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Gary Janzen, Chairperson

# DISCOVER Valley Center

**Date:** February 24<sup>th</sup>, 2026

**Present Zoning:** R-1B (Single-Family Residential District)

**Variance Requests:** The applicant, Mark & Leanda Weaver, pursuant to City Code 17.10.08, is petitioning for a variance to have an 2,400 sq. ft. accessory structure where code allows 720 sq. ft. which will be served by a separate driveway.

**Applicant:** Mark & Leanda Weaver

**Property Address:** 515 E Valley Park Dr., Valley Center, KS 67147 (outlined in red below)

### Applicant's Reasons for Variance Request:

The applicant has an unusually large lot in a R-1B zoning district. There are two pipeline easements on this property, which restricted the original buildable area. The owner has received a letter of no opposition from Energy Transfer, the party responsible for the easement running diagonally across the property. The owner would like to build a shop not to exceed 2,400 sq. ft. east of his home to have more space for vehicles and storage.



**Review Standards for a Variance per 17.10.08.D. (*standards in italics*):**

1. *That the variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant.*

This variance request is not unique to this property, as many other properties in the area are larger than typical for R-1B zoning district. This parcel is the largest in the area, and is unique that it has two pipeline easements, however the owner was able to receive a letter of no opposition to be able to build on one of the easements.

2. *That granting of the variance will not adversely affect the rights of adjacent property owners or residents.*

The granting of this variance will not adversely affect the rights of adjacent property owners/residents. A public notice was published in *The Ark Valley News* and notice letters were mailed to all property owners within 200 feet of the applicant's property boundaries in the City limits. To date there has been no contact with the City Staff regarding this variance request. The neighbor to the west recently received a similar variance for an accessory structure. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the February 24<sup>th</sup>, 2026, board meeting.

3. *That strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

The owner can build a 720 sq. ft. accessory structure today, withing zoning regulations. The owner will not face an unnecessary hardship if not approved.

4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the surrounding neighbors or the community in general, if the variance request is approved.

5. *That granting the variance desired will not be opposed to the general spirit and intent of these regulations.*

The variance will not be opposed to the general spirit and intent of the regulations, as this lot is considerably larger than most R-1B lots, and with a building of this size, they will not be over the lot coverage limit and be able to have more than sufficient building setbacks from both the primary structure and the neighboring primary structure.

**Staff Recommendation:** Staff recommend approval to have an accessory garage up to 2,400 sq. ft. on the property addressed as 515 E Valley Park Dr., Valley Center, KS 67147.

City of Valley Center

Case No. VAR 2026-04

### VARIANCE APPLICATION

This application is for a Variance before the City Board of Appeals. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at Public Works, 545 W. Clay Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address Mark Weaver 515 Valley Park Drive Valley Center, KS 67147u

Phone 316-201-8120 fax# N/A

Petitioners Name & Address Mark & Leanda Weaver 515 Valley Park Drive Valley Center, KS 67147

Phone 316-201-8120 fax# \_\_\_\_\_

Contact email address [REDACTED] Contact Cell Phone 316-201-8120

Relationship of applicant to property is that of  Owner  Tenant  Lessee  Other

Variance Requested:  
Would like consideration to construct an accessory building not to exceed 40' x 60' on lot located at  
515 Valley Park Drive. In addition <sup>up to 30'</sup> a ~~25'~~ wide approach from Valley Park Drive for access to  
front of building.

Address/Location of Request 515 Valley Park Drive Valley Center, KS 67147

Parcel number(s) 087-029-31-0-34-01-013.01-

Property Zoning is now Residential

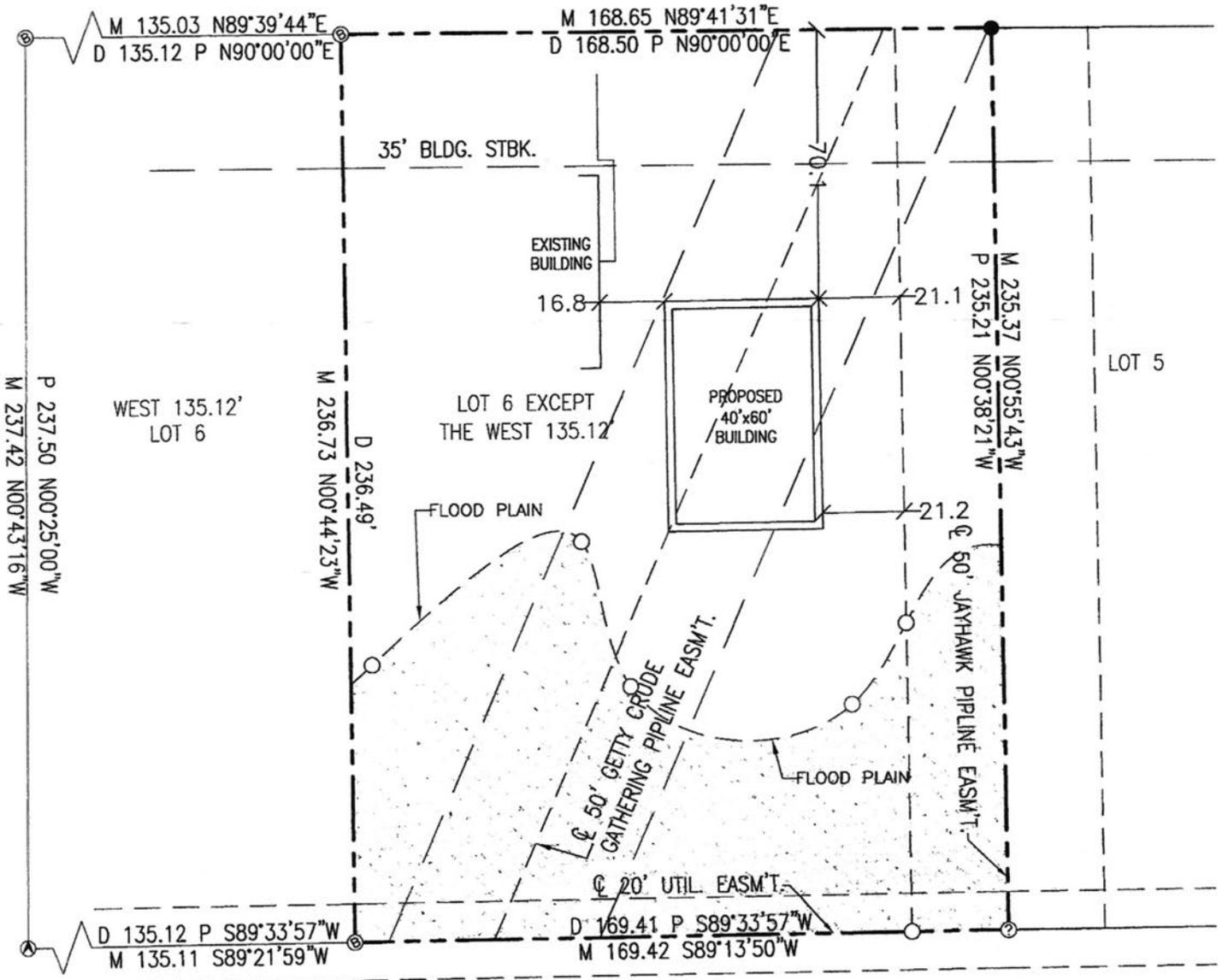
- The applicant or his/her authorized agent acknowledges all of the following:
1. That he/she has received instruction material concerning the filing and hearing of this matter.
  2. That he/she has been advised of the fee requirements established and that the fee accompanies this application.
  3. That he/she has been advised of his/her rights to bring action in the District Court of the County to appeal a decision of the Board of Zoning Appeals.
  4. That all documents are attached to this petition as noted in the instructions.

[Signature] 1/13/26 \_\_\_\_\_  
 Applicant Date Agent (If any) Date

**Office use only**  
 A pre-application meeting occurred with the applicant on \_\_\_\_\_. This application was received at \_\_\_\_\_ (am) (pm) on \_\_\_\_\_, 20\_\_ by the Zoning Administrator acting on behalf of the Board of Zoning Appeals. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of \$200.

# SITE PLAN

VALLEY PARK DR



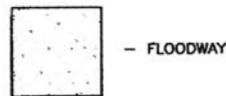
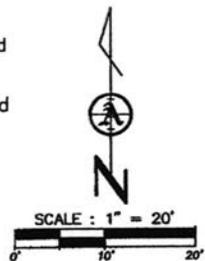
**LEGAL DESCRIPTION:**

LOT 6, EXCEPT the West 135.12 feet thereof, Block 2, Valley Park 6th "D" Addition, Valley Center, Sedgwick County, Kansas.

**ADDRESS:**

515 East Valley Park Drive, Valley Center, Ks

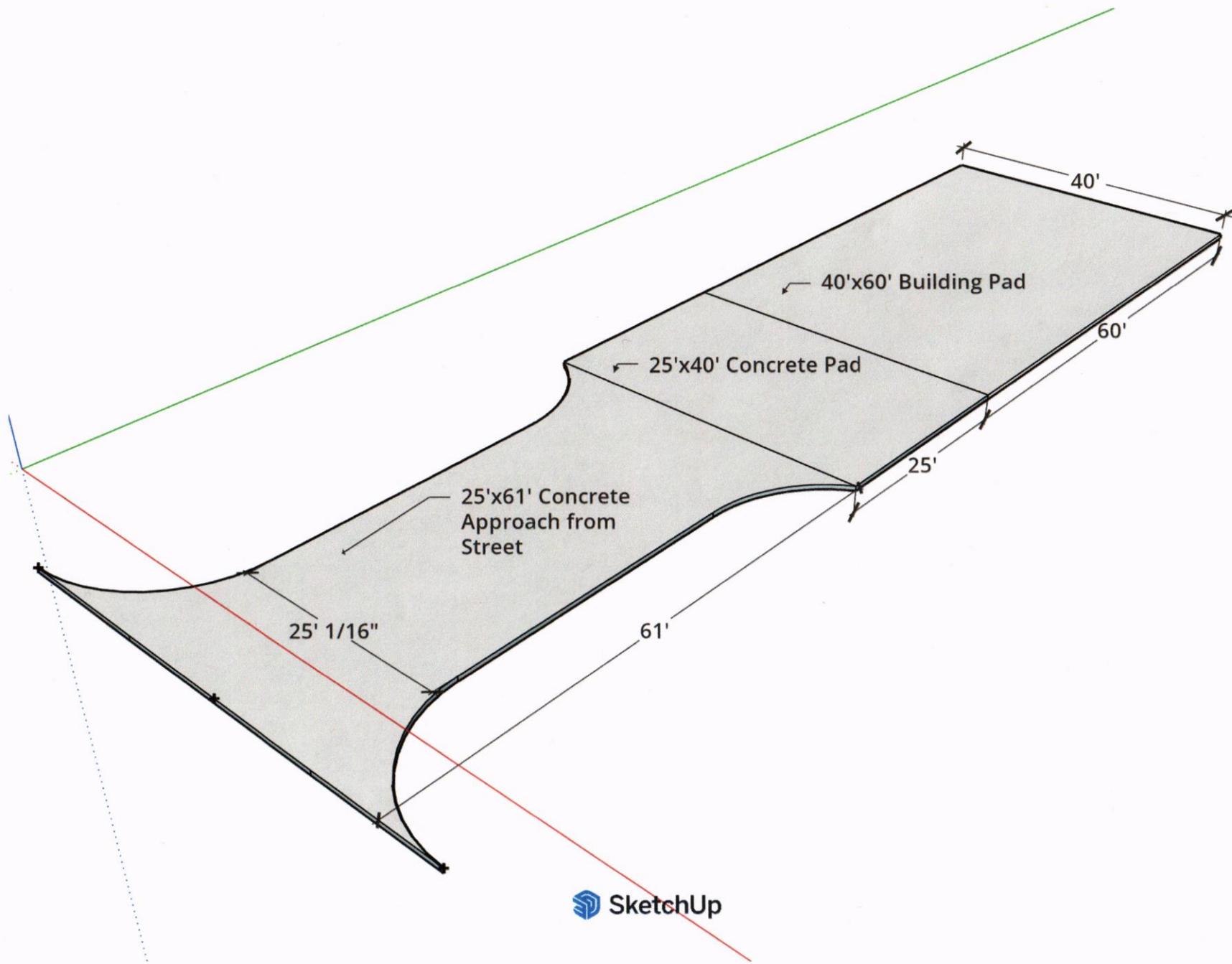
- Ⓐ - "ARMSTRONG" capped rebar found
- - #4 rebar found
- Ⓞ - "Baughman" capped rebar found
- Ⓟ - illegible capped rebar found
- - wood lath set
- D - deed
- M - measured
- P - plat



**ARMSTRONG  
LAND SURVEY, P.A.**

W.O. #44302  
Page 1 of 1

P.O. Box 161039  
WICHITA, KS 67216  
PH. (316) 263-0082  
info@armstrongsurvey.com







**Applicant’s Reasons for Rezoning:** The applicant is requesting a rezoning from R-1B (single-family) to R-2 (two-family) to demolish the dilapidated single-family structure and a new two-family structure. The applicant’s request letter is attached to the end of this staff report.

**Review Criteria for a Zoning Amendment per 17.11.01.H** *(criteria in italics)*

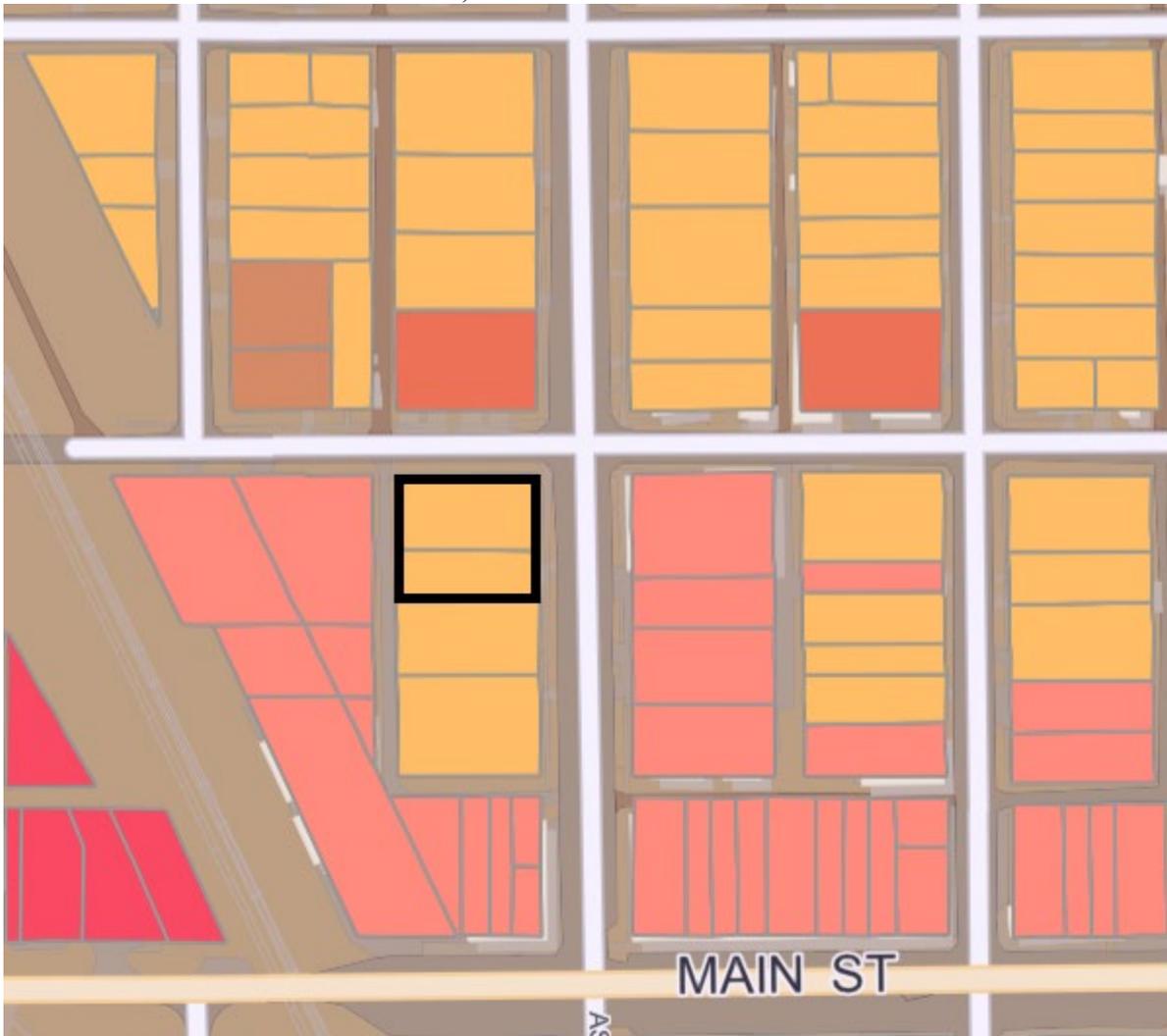
1. *What is the character of the subject property and the surrounding neighborhood in relation to existing uses and their condition?*

The subject property currently consists of a single-family home. Adjacent lots vary, including; C-1, R-1B, R-2 and R-3.

2. *What is the current zoning of the subject property and that of the surrounding neighborhood in relationship to the requested change?*

The current zoning of the subject property is R-1B (Single-Family Residential District). The surrounding zoning and land uses are as follows (see map below, subject property outlined in black):

- Adjacent properties to the south and northeast are R-1B (Golden-yellow).
- Adjacent properties to the west and east are C-1 (peach/ pink)
- North and northwest are R-2, R-1B and R-3.



3. *Is the length of time that the subject property has remained undeveloped or vacant as zoned a factor in the consideration?*

No

4. *Would the request correct an error in the application of these regulations?*

No

5. *Is the request caused by changed or changing conditions in the area of the subject property and, if so, what is the nature and significance of such changed or changing conditions?*

No, the property is in a residential neighborhood and the applicant wants to keep the property in residential use. The applicant is requesting R-2 two-family, to be able to build a duplex.

6. *Do adequate sewage disposal and water supply and all other necessary public facilities including street access exist or can they be provided to serve the uses that would be permitted on the subject property?*

Yes, public water, sanitary sewer, paved street, storm sewer and waste services are available to the subject property.

7. *Would the subject property need to be platted or replatted or in lieu of dedications made for rights-of-way, easements, and access control or building setback lines?*

N/A, the subject property has already been platted and does not need to be replatted.

8. *Would a screening plan be necessary for existing and/or potential uses of the subject property?*

No, as the use will be residential and does not require screening.

9. *Is there suitable vacant land or buildings available or not available for development that currently has the same zoning?*

There other R-2 zoned lots available, however the size of this property in an existing residential neighborhood is unique.

10. *If the request is for business or industrial uses, are such uses needed to provide more services or employment opportunities?*

N/A

11. *Is the subject property suitable for the uses in the current zoning to which it has been restricted?*

Yes

12. *To what extent would the removal of the restrictions, i.e., the approval of the zoning request detrimentally affect other property in the neighborhood?*

The rezoning request will not have a negative impact on the surrounding properties. This neighborhood has spot-zoning with multiple types of residential and commercial properties.

13. *Would the request be consistent with the purpose of the zoning district classification and the intent and purpose of these regulations?*

Yes, the neighborhood already has two and three family dwellings. Changing to R-2 would be consistent with what the property owners are proposing for development.

14. *Is the request in conformance with the Comprehensive Plan and does it further enhance the implementation of the Plan?*

Yes, the Plan calls for additional housing variety.

15. *What is the nature of the support or opposition of the request?*

- City staff supports this rezoning. The standard public notice was published in *The Ark Valley News* and notices were sent out to surrounding property owners. As of the date of this report, there has been no opposition received.

- Other public comments in support or opposition will not be known until the public hearing. Any comments received by staff between the day the packet is sent and the hearing will be shared with the Board.

*16. Is there any information or are there recommendations on this request available from professional persons or persons with related expertise which would be helpful in its evaluation?*

No

*17. By comparison, does the relative gain to the public health, safety and general welfare outweigh the loss in value or the hardship imposed upon the applicant by not approving the request?*

No, the current structure is in need of repair, it does not necessarily require demolition. The owner could also build single-family residences on this lot.

**City staff recommends approval of this rezoning application.**

City of Valley Center

Case No. PL \_\_\_\_\_ - \_\_\_\_\_

### REZONING/LAND USE AMENDMENT APPLICATION

This application is for a Rezoning/Land Use Amendment before the City Planning Commission. The form must be completed and filed with the Zoning Administrator at Public Works, 545 W Clay Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310, ext. 103.

Property owner(s) Name & Address Michael + Tammy Miller

Phone 316-212-7471 fax# \_\_\_\_\_

Petitioner's Name & Address \_\_\_\_\_

Phone \_\_\_\_\_ fax# \_\_\_\_\_

Contact email address [REDACTED] Contact Cell Phone 316.212.7471

Relationship of applicant to property is that of  Owner \_\_\_ Tenant \_\_\_ Lessee \_\_\_ Other

Property Zoning/Land Use Plan is now R 1B

Proposed Rezoning/Land Use Plan Amendment R 2

Property shown on Valley Center Land Use Plan is now R 1B

Address/Location of Request 135 N Ash, Valley Center

Justification for Rezoning/Land Use Plan Amendment (attach narrative to application)

The undersigned petitioner understands the following conditions of this application:

1. That he/she has been advised of the fee requirements established and that the fee accompanies this application for a Rezoning/Land Use Amendment.
2. That the Planning Commission can only recommend action and the City Council must ratify the Planning Commission's decision as the final decision of the City.

Michael R Miller 12/29/25 \_\_\_\_\_  
 Applicant Date Agent (If any) Date

**Office use only**

A pre-application meeting occurred with the applicant on \_\_\_\_\_. This application was received at \_\_\_\_\_ (am) (pm) on \_\_\_\_\_, 20\_\_ by the Zoning Administrator acting on behalf of the Planning Commission and City Council. It has been checked and found to be complete. Nonrefundable fee varies, depending upon the zoning classification being requested.

Zoning Application fee for a rezoning is \$300 other than a PUD, which is \$500

To whom it may concern,

This letter is to formally request a zoning change for 135 N Ash, Valley Center KS from R-1B to R-2. A few months ago a rezoning change was requested from R-1B to R-4 to accommodate more than 1 duplex on the corner lot. This zoning change was approved by the zoning board and also for the 1<sup>st</sup> reading at the City Council. The 2<sup>nd</sup> reading the change was denied and requested the owners come back with the R-2 designation.

Thank you,

A handwritten signature in black ink, appearing to read "Michael & Tammy Miller". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael & Tammy Miller



**Date:** February 24<sup>th</sup>, 2026

**To:** City of Valley Center Planning and Zoning Board

**From:** Kyle Fiedler, *Community Development Director*

**Applicant:** Blayne Martin – Fremar (SP-2026-01)

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**Location of Site Plan:** The property is currently unaddressed, just north of the intersection of West 77<sup>th</sup> St N and North Ridge Road, Valley Center, Ks. 67147.



**Existing Zoning:** A-1 (Agricultural District)

**Size of Parcel:** The property on which the building will occur is over 145 acres. The submitted site plan is an update to the original that was considered when the Special Use Permit was approved. It meets all bulk regulations required of the zoning district.

**Purpose of Site Plan Application:**

**17.12.05 Site Plan Requirements:**

*Projects which are subject to review by the Planning and Zoning Board generally are required to meet the*

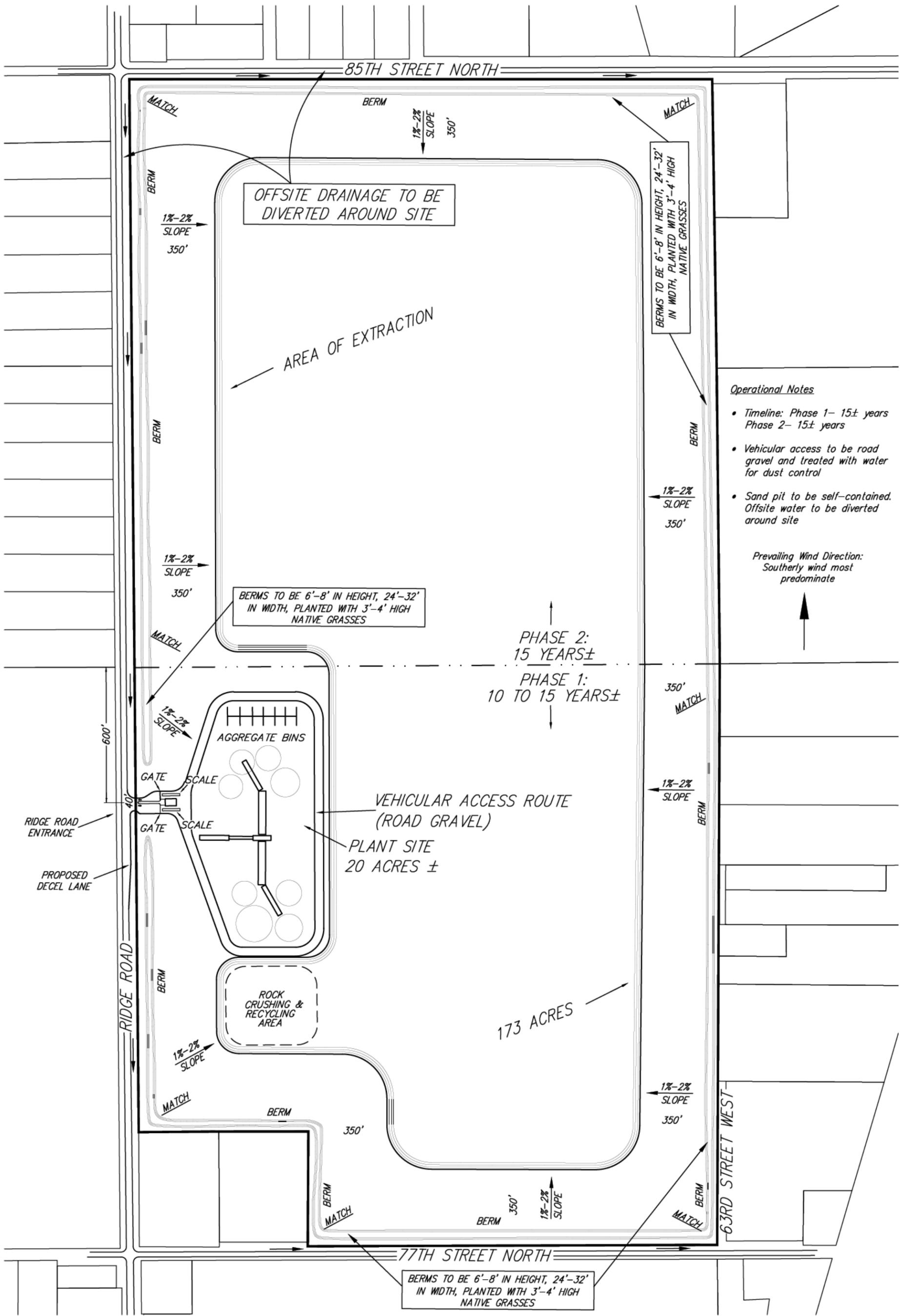
*following standards:*

- A. *Show the location and dimensions of all right-of-way, easements and setback lines either required by these regulations or by platting or separate instruments.*
- The original site plan is included, with the updates as well. The scale location and building not interfere with existing right-of-way, easements, or setbacks.
- B. *The site plan map generally should be oriented to the north with north arrow and scale plus dimensions and property boundary lines for the zoning lot.*
- Dimensions are shown on the site plan and the site plan is generally oriented to the north and a scale is present. Property boundary lines are also shown on the site plan map.
- C. *Topography by contour lines may be required if slopes exceed 5%, buffer berms are used, or a drainage plan is required.*
- Topography lines are shown, buffer berms will be used as included on plans.
- D. *Show existing and proposed structures by bulk dimensions plus number of stories, gross floor area and entrances.*
- Proposed building shown in red, parking shown in orange. Building renderings are also included.
- E. *Existing and proposed curb cuts, aisles, off-street parking, loading spaces and walkways, including type of surfacing and number of parking spaces. Delineate the traffic flow with directional arrows and indicate the location of direction signs and other motorist's aids (if any).*
- This project requires a new drive to be constructed on the property. The site plan attached shows 5 parking spaces for customers on the northwest side of the building and 10-12 parking spaces on the south side of the building for staff.
- F. *Location, direction, and intensity of proposed lighting. All exterior lighting must be "full-cut-off" light fixtures when located near adjacent residential properties (no light should spill over on adjacent residential parcels)*
- Parking lot lighting will be attached to the building. Any exterior lighting should not reach future residential properties.
- G. *Location and height of all existing (to remain) and proposed signs on the site, the setback dimensions from any sign to property lines, location and routing of electrical supply, surface area of the sign in square feet, size of letters and graphics, description of sign, frame materials and colors.*
- Signage on the property will be reviewed and approved by Mine Safety and Health Administration (MSHA). If any signage is in the Right of Way, either city staff or county staff will review to ensure it complies with either entities' sign code.
- H. *If disposal containers will be on the site, indicate how such areas will be fully screened from public view by means of a structure (including swinging doors) constructed with either solid treated lumber walls, cement block (with or without brick), or other materials deemed acceptable. The enclosure must also have the capability of latching the doors in a closed position, or when trash is being picked up, in an open position. Outdoor storage areas may also need to be screened if required by these zoning regulations.*

- Disposal containers will be located at the southeast side of the building where they will be out of public view.
- I. *Vehicular ingress and egress to and from the site and circulation within the site to provide safe, efficient and convenient movement of traffic, not only within the site but on adjacent roadways.*
- Vehicular ingress and egress to and from the site will be safe, efficient, and convenient. There will be a deceleration lane constructed for trucks turning into the site.
- J. *Site plan provides for the safe movement of pedestrians within the site.*
- The proposed development does provide for the safe movement of pedestrians within and along the front of the building to visit the office, and staff to park and enter the building without having to cross lanes of travel.

**STAFF RECOMMENDATION:** City staff recommends approval of this site plan application.

CONCEPTUAL  
**OVERALL OPERATIONAL SITE PLAN**  
**CENTRAL SAND EXTRACTION AND ROCK CRUSHING**



**Operational Notes**

- Timeline: Phase 1- 15± years  
Phase 2- 15± years
- Vehicular access to be road gravel and treated with water for dust control
- Sand pit to be self-contained. Offsite water to be diverted around site

Prevailing Wind Direction:  
 Southerly wind most predominate



F:\Planning\Zoning\Farmer - Ridge Road Cond Use Soil Extraction\Ridge Road Sand Extraction Overall Site Plan (10-30-2023).dwg



SCALE: 1" = 400'

OCTOBER 30, 2023



**BAUGHMAN COMPANY**  
 315 Ellis St. Wichita, KS 67211 316-262-7271  
 BaughmanCo.com



