

10) STAFF REPORTS

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

<input type="checkbox"/> Gary Janzen	<input type="checkbox"/> Steve Conway	<input type="checkbox"/> Dalton Wilson
<input type="checkbox"/> Paul Spranger	<input type="checkbox"/> Rick Shellenbarger	
<input type="checkbox"/> Amy Bradley	<input type="checkbox"/> 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 or by phone at (316)755-7320. For additional information on any item on the agenda, please visit www.valleycenterks.gov or call (316) 755-7320.

**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



Zoning Regulation Change for RR-1 (suburban residential district) sign code.

Valley Center in recent years has seen expansive residential growth, including 2 new RR-1 zoned subdivisions.

Upon review of our sign code, RR-1 and A-1 (Agriculture) have the same sign regulations and the rest of the residential zoning districts have a different set of regulations. For consistency purpose staff feel that a change in our sign code to move RR-1 under the same regulations as the rest of the residential districts would be best.

Currently all residential developments are allowed to have a sign up to 100 square feet announcing the sale of the lots, except residential developments zoned RR-1. Currently lots zoned RR-1 are allowed to have advertising signs, but all other residential lots are not. These are the most major differences, the others are sign size limitations are mostly smaller in the residential zoned districts.

Kyle Fiedler
Community Development Director

fourteen (14) days after completion, at which time the sign must be removed.

17.07.06 Prohibited Signs

The following signs are prohibited in the Corporate Limits of the City of Valley Center:

- A. **Yard signs**, as defined in 17.07.03, other than those entities that are exempt from the provisions of this ordinance in sections 17.07.04.L. (Temporary Signs) and 17.07.05. (Exempt Signs).
- B. **Billboards**, as defined in 17.07.03.
- C. **Signage on a Truck**, An advertising sign attached or painted on a truck or truck trailer which is parked on a property not associated with the business being advertised.

17.07.07 Sign Permits No sign, except for signs listed in 17.07.05, shall be constructed, erected, enlarged, relocated, or structurally altered until a zoning permit for such sign has been obtained in accordance with the procedure set out in Chapter 17.09 of these regulations. No zoning permit for any sign shall be issued unless the sign complies with all regulations of Chapter 17.07.

17.07.08 Zoning District Regulations

- A. **A-1 Agricultural District ~~and RR-1 Suburban Residential District~~**
 1. **Functional Types Permitted:**
 - a. Advertising signs
 - b. Bulletin board signs
 - c. Business signs pertaining to agricultural products produced on the premises, home occupations, and other businesses
 - d. Construction signs
 - e. Identification signs
 - f. Nameplate signs
 - g. Real estate signs
 2. **Structural Types Permitted:**
 - a. Ground signs
 - b. Monument signs
 - c. Pole signs-only allowed along North Broadway Avenue
 - d. Wall signs
 3. **Number of Signs Permitted:** One of each functional type per zoning lot
 4. **Maximum Gross Surface Area:**
 - a. Advertising signs: 300 square feet
 - b. Bulletin board signs: 40 square feet
 - c. Home occupations: 4 square feet or the minimum required by state statutes
 - d. Agricultural signs: 20 square feet
 - e. Construction signs: 20 square feet
 - f. Identification signs: 15 square feet
 - g. Nameplate signs: 2 square feet
 - h. Real estate signs: 12 square feet
 - i. Other businesses not listed: 150 square feet
 5. **Maximum Height:** 15 feet, except 20 feet for advertising signs
 6. **Monument sign:** Maximum width of 5 feet, maximum length of 15 feet
 7. **Required Setback:** None
 8. **Illumination:** Illuminated signs shall be permitted and conform to the illumination standards set forth in Chapter 17.07.04.E.

B. R-1A, R-1B, R-2, ~~and R-3~~, and RR-1 Residential Districts and MH-1 Manufactured Home Park District**1. Functional Types Permitted:**

- a. Bulletin board signs
- b. Business signs pertaining to home occupations
- c. Construction signs
- d. Electronic message signs (non-residential uses only)
- e. Identification signs
- f. Nameplate signs
- g. Real estate signs

2. Structural Types Permitted:

- a. Ground signs
- b. Monument signs
- c. Wall signs
- d. Business signs pertaining to home occupations shall be affixed flush to the wall of a building

3. Number of Signs Permitted: One of each functional type per zoning lot except schools that may have more than one identification sign attached to the structure**4. Maximum Gross Surface Area:**

- a. Business signs pertaining to a home occupation: 4 square feet or the minimum required by state statutes
- b. Construction signs: 40 square feet
- c. Nameplate signs: 2 square feet
- d. Real estate signs: 6 square feet per lot; provided, that one sign not more than 100 square feet in area announcing the sale of lots and/or houses in a subdivision may be located on such development. Such sign shall be removed when 90% of the lots in the subdivision have been sold.
- e. For non-residential uses other than those licensed by the Kansas Department of Health and Environment, apartment/condominium complexes, or a subdivision identification sign: 32 square feet

5. Maximum Height:

- a. 15 feet; provided, that signs associated with one and two-family dwellings and all types of manufactured and mobile homes shall not be located at a height greater than 8 feet above ground floor elevation.
- b. Monument sign: Maximum width of 5 feet, maximum length of 15 feet

6. Required Setback: 10 feet from the front lot line, except temporary real estate and garage sale signs, and none from the side yard setbacks**7. Illumination:** Illuminated signs shall be permitted and conform to the illumination standards set forth in Chapter 17.07.04.E.**C. C-1 Central Business District****1. Functional Types Permitted:** Any type listed in Chapter 17.07.03.A.**2. Structural Types Permitted:** Any type listed in Chapter 17.07.03.B., except for pole signs**3. Number of Signs Permitted:** One of each functional type per zoning lot**4. Maximum Gross Surface Area:** 3 square feet of sign area for each 1 foot lineal street frontage; provided, no single sign shall exceed a gross surface area of 100 square feet, except for advertising signs that shall not exceed 200 square feet, and for a monument sign, a maximum width of 5 feet, and a maximum length of 15 feet.