

2. Review of V-2026-10, application of David & Evelyn Callison, pursuant to City Code 17.10.08, who is petitioning for a variance to have a front yard setback of 0 ft and a side yard setback of 6 ft for a carport on property addressed as 110 N. Dexter 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**) V-2026-10. Seconded by _____. For ___ Against ___

3. Review of VAC-2026-01, application of Paul Eden, pursuant to City Code 16.10.04, who is petitioning to vacate a portion of on South Park Ave. directly east of property addressed as 215 S. Park 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**) VAC-2026-01. Seconded by _____. For ___ Against ___

4. Review of SP-2026-02, application of Calvary Baptist Church, pursuant to City Code 17.12.00, who has submitted a site plan for review for a new building on property addressed as 320 N. Sheridan 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**) SP-2026-01. Seconded by _____. For ___ Against ___

5. Review of Zoning Regulation changes regarding modular homes.

- 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**) zoning regulation changes. Seconded by _____. For ___ Against ___

8. OLD/UNFINISHED BUSINESS

9. NEW BUSINESS

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, April 28, 2026 7:00 P.M.

CALL TO ORDER: Dalton Wilson called the meeting to order at 7:00 P.M. with the following board members present: Amy Bradley, Steve Conway, Scot Phillips. Paul Spranger arrived at 7:12.

Members Absent: Gary Janzen, Rick Shellenbarger

City Staff Present: Kyle Fiedler, Sabrina Young

Audience: Katheleen George, Michael George, Jerald Pollock, Karen Davis, Roger Davis, Kent Miracle, Steve Feilmeier

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

APPROVAL OF DRAFT MINUTES: Wilson made a motion to approve March 24th, 2026, meeting minutes. The motion was seconded by Bradley. Motion passed unanimously.

COMMUNICATIONS: None

ORGANIZATOIN OF BOARD: After discussion, Phillips made a motion to appoint Dalton Willson as Board Chair, Amy Bradley as Vice Chair, and Kyle Fiedler as Secretary. The motion was seconded by Conway. The vote was unanimous. Motion passed.

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

1. Review of V-2026-05, application of Bryan Lagaly, pursuant to City Code 17.10.08, who is petitioning for a rear yard setback less than code requires on property addressed as 1413-1415 N. Hornet Ln. Valley Center, KS 67147.

Fiedler reviewed his staff report and stated this will be one of the first new builds in the Harvest Place addition. The floor plan that has been selected is about three (3) feet longer than the buildable area in the plat. There is 70 feet between the front setback and the rear setback, but the plan selected is 73 feet. Zoning regulations for this district require a 25-foot setback in the front and 20 feet off the rear. They would like to keep the front setback and encroach on the rear. Neighboring property owners were notified, and it was published in the paper. Nobody reached out with concerns so there is no opposition. Staff's only concern is that this could set a precedent for the neighborhood as this is the first home being built. However, most of the lots in the development are deeper. Staff do recommend approval.

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

No public comment.

Wilson closed the hearing for comments from the public: 7:09 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Wilson made a motion to approve V-2026-05. Motion was seconded by Phillips. The vote was unanimous. Motion passed.

2. Review of V-2026-06, application of Kathleen George, pursuant to City Code 17.10.08, who is petitioning for a variance to have a rock drive from the property line to the homes on property addressed as 671 N. Seneca St. Valley Center, KS 67147.

Fiedler reviewed his staff report and explained that city zoning code requires all driveways be paved with a hard surface that is dustless. The home has already been permitted and is about 250 feet off the road. The driveway, however, will be longer as they want to come in off the southeast corner and cross over to the northern side of the property. Notice was published and sent out to the neighbors. One person called with questions, but they were not in opposition. They just wanted to make sure the driveway would not be along the property line to the north or impede with their fence and it is not. The applicant submitted images of the property to the north which is newer and was allowed to have a 100% rock driveway. Staff recommends that they pave to the setback line which is from the edge of the road to 30 feet into the property line to be more conforming with our driveway pavement requirement but still allow them to do the rest in rock. Staff recommendation is to allow rock from the setback line to the home.

Wilson opened the hearing for comments from the public: 7:13 PM

Applicant Michael George spoke to what kind of rock they plan to use for the driveway. The plan is to use 1.5-inch rock because the drive is on a hill and they don't want it to wash out. That will be the base rock. It will be covered with a premium hard rock which is designed to keep the dust down.

Wilson asked the applicant about their willingness to conform to city staff's recommendation of paving from the road to the setback line. George responded that it isn't a problem.

Wilson 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, Wilson made a motion to approve V-2026-06. Motion was seconded by Bradley. The vote was unanimous. Motion passed.

3. Review of V-2026-07, application of Jerald Pollock, pursuant to City Code 17.10.08, who is petitioning for a variance to add on 1,200 sq. ft. to have approximately a 1,900 sq. ft. accessory structure on property addressed as 530 W. 2nd St. Valley Center, KS 67147.

Fiedler reviewed his staff report, the parcels on west Second are larger than traditional city lots which does allow for more room for a larger accessory structure. All neighbors were notified but

no calls were received. Last year the Planning and Zoning Board did approve a larger accessory structure at a property caddy corner to this one. It is not out of the ordinary for the neighborhood. This one is an addition to an existing structure which will make the entire structure to be larger than code allows, which is why there is a need for a variance. Staff do recommend approval.

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

Applicant stated that the addition is just to add more garage space. No businesses will be operating from the building.

Wilson closed the hearing for comments from the public: 7:19 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Wilson made a motion to approve V-2026-07. Motion was seconded by Conway. The vote was unanimous. Motion passed.

4. Review of V-2026-08, application of Roger & Karen Davis, pursuant to City Code 17.10.08, who are petitioning for a variance to have front yard setback of 0 ft. for a carport on property addressed as 220 N. Burns Ave. Valley Center, KS 67147.

Fiedler reviewed his staff report showing renderings of what the carport will look like. It will be a two-sided structure with open front and rear ends and will be placed on the front side of the house on the driveway. The lot has a 20ft setback and the house is set back about 22ft. This structure would essentially be placed roughly on the front property line. Or it could be placed up against the home as long as our building inspector allows that. It will be in-line with the north side of the home. There is no garage on the home so this would be for parking their cars under to provide shelter. Notice was published and sent out to the neighbors; no comments were received. There is a similar structure just one block north, no variance could be found for it, but it has been there for years so it might have been done and the file just not found. Staff recommends approval.

Wilson opened the hearing for comments from the public: 7:22 PM

Applicant Roger Davis spoke saying he spoke with his neighbors. It will be professionally put together and colors to match the home.

Wilson closed the hearing for comments from the public: 7:23 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Bradley made a motion to approve V-2026-08. Motion was seconded by Phillips. The vote was unanimous. Motion passed.

OLD/UNFINISHED BUSINESS:

1. None

NEW BUSINESS:

1. Zoning Regulation Change: Seasonal Sale of Produce in single-family residential districts.

Fiedler reviewed what the current Zoning Regulation states regarding produce stands. Zoning code currently allows for the seasonal sale of produce grown on the premises in a single-family residential district to continue for not more than six months per year. Small temporary structures on private property incidental to such sale need not comply with the applicable front yard requirements.

There are already a couple of this type of stands in the city. The owners have all been advised on what the code allows and told them that if they have items in there that are not produce that if directed to do so, that we can tell them they need to shut their stands down. However, it is a growing trend to have cottage bakeries. Currently a couple of these stands do have bread in them, one has eggs every now and then, floral arrangements, jewelry, and handmade items. One person specifically has asked to do a stand with freeze-dried goods.

Staff is seeking the Boards thoughts on if we want to change the code to accommodate more types of items or if this body would rather see it be just produce. The definition that was read is all that is in code. There is nothing regarding opening hours, if the stand needs to be removed when it is not open or whether it can stay out in the front yard all year long but can only have items in it for 6 months. There are a lot of things that could be cleared up.

The main question is do you want us to explore what other communities allow and bring back recommendations for what we should allow to be sold or if we want to govern what is sold in those stands.

Bradley stated that it is never a bad idea to see what neighboring communities are doing. Wilson agreed with Bradley's statement. Would like to see what other communities are doing to decide how strict we want to be.

Spranger stated that this could be opening Pandora's Box. We need to be real careful with broadening it.

Phillips stated that he doesn't see an issue with the examples given but would have an issue with hardcore resellers setting up. Agreed that it is a good idea to see what other cities have done and if they have some good language that we can borrow from them.

Wilson brought up a concern about homemade foods and asked if they would be required to have a food handlers license. Whatever you can bring back to us would be great and I'm glad we're looking at this.

Consensus to have staff research what other cities allow and craft new language to bring back to the board at later date.

2. Zoning Regulation Change: Modular residential buildings in residential districts.

The city has been approached by a developer that is interested in some of the lots in Harvest Place. There are three different definitions in our zoning code; manufactured home, residential design manufactured home, and modular home. Modular homes by definition are only allowed in agriculture and rural residential zoning districts. Residential design manufactured homes are allowed in all zoning districts. The biggest difference is a residential design manufactured home which arrives on a frame. A modular home is going to come in and is set on a foundation and secured down, there is no frame under it. In R-1A, R-1B, and R-2 you cannot currently have a modular home.

These developers are proposing to bring in modular homes that would meet the same or better standards potentially than what our building code would require for a traditional stick-built home. These would be stick built, just built in a factory rather than on-site.

Staff is seeking guidance from the Board to see if they would like to see new language for modular houses at the next meeting. Staff have not 100% explored how this would read, but there might be an additional definition recommended. The residential designed manufactured home has about nine criteria that it has to meet to be able to be in a residential district, staff are considering something similar for modular homes. Tonight staff wanted to brief the board and get guidance on what they should be working on to bring back at a future meeting, if the board decided that was the route they wanted to pursue.

Steve Feilmeier spoke about the plans his organization would like to carry out if the zoning code is changed to allow modular homes. The overall goal is affordable housing in the \$150,000 to \$200,000 range by building homes in a factory. They would like to purchase 30 lots in the Harvest Place addition as a showcase community. They can keep costs lower due to the factory setting where the labor costs are lower and there is less material waste. The homes are customizable so they will all look and feel different and have the option of an attached garage. Houses will be equipped with a storm shelter in the garage. He discussed the process that will be used to build.

Kent Miracle spoke to his reasons for being part of the project and why he believes this will help the community.

Consensus to direct staff to create language for an enhanced definition of modular built homes and bring back to the board at a later date.

STAFF REPORTS:

1. Fiedler announced that the Farmers Market this year will be every Thursday rather than every other.

ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

Gary Janzen - absent

Paul Spranger - none

Rick Shellenbarger - absent

Scot Phillips - none

Steve Conway - none

Dalton Wilson – What is going on with the building at 201 W Main with the hole in the wall?
Fiedler answered that a support wall as been built inside to keep the roof from collapsing. The family plans to repair the wall and is looking at the use options for the space.

Amy Bradley – none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING: At 8:07 P.M., a motion was made by Wilson to adjourn and seconded by Conway. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

/s/ Kyle Fiedler, Secretary

Gary Janzen, Chairperson

DISCOVER Valley Center

Date: May 26th, 2026

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

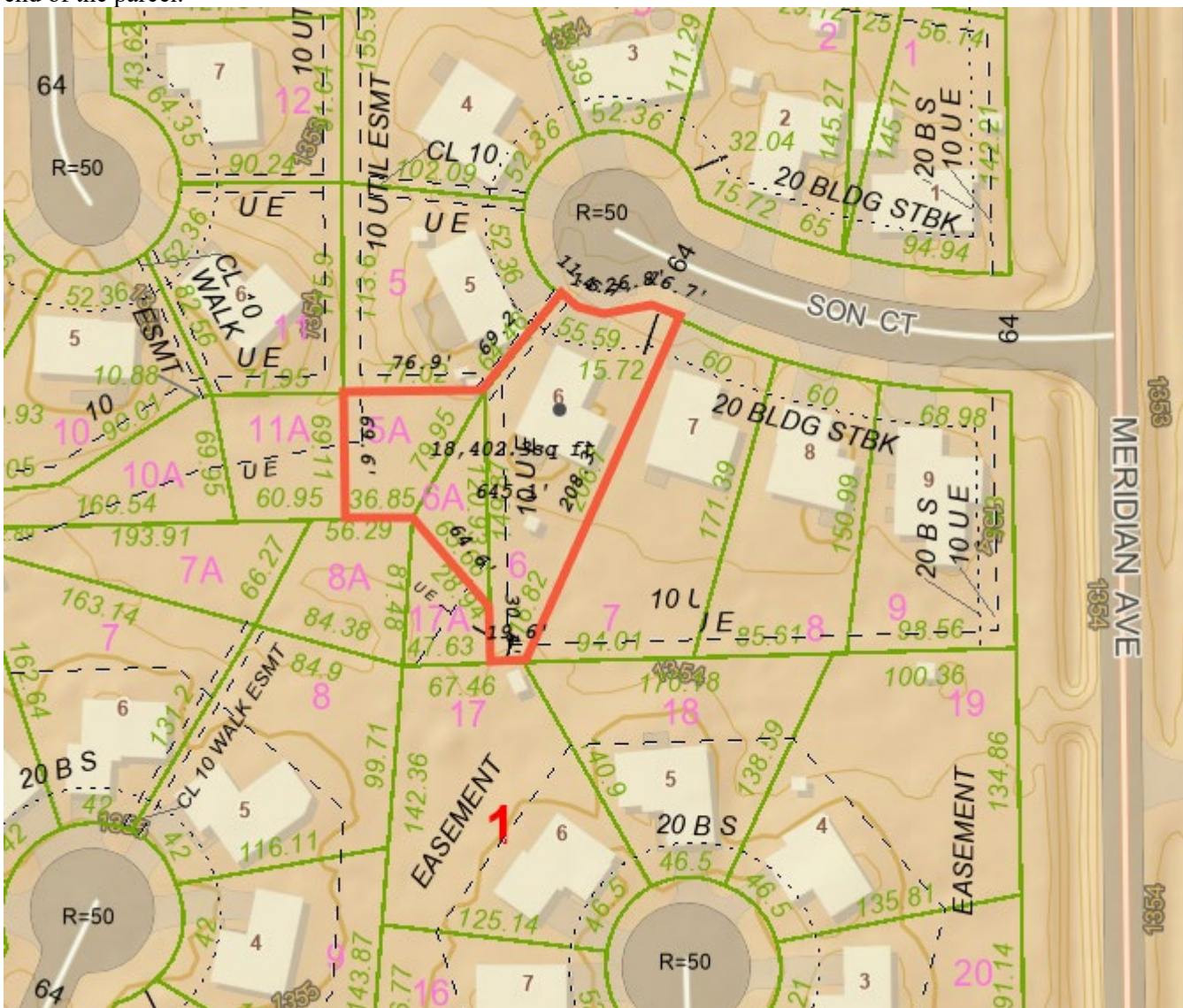
Variance Requests: The applicants, Michael & Suzanne Cote, pursuant to City Code 17.10.08, is petitioning for a variance to have a 1,500 sq. ft. accessory structure on a lot separate from their dwelling with 6 ft side yard setbacks.

Applicant: Michael & Suzanne Cote

Property Address: 6 W. Son Ct, Valley Center, KS 67147 (outlined in red below)

Applicant's Reasons for Variance Request:

The applicant is seeking to build a 1,500 sq. ft. accessory structure on parcel 5A where code would allow 720 sq. ft. The applicant also needs a variance, as this lot is separate from his principal structure and isn't able to be consolidated without a new plat. He is also requesting a 6 ft setback from the side lot lines to be able to place the structure towards the north end of the parcel.



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 unique to this property, as there was a common area for a park that was divided up and given to the adjacent property owners. The applicant owns lot 6A, however it is in a separate plat and cannot be consolidated without a replat. The applicant recently purchased lot 5A from their neighbor, which also cannot be consolidated without a replat. This was created years ago and should have been replatted so the properties were continuous.

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. There has been three contacts with the City Staff regarding this variance request. Two are okay with a 720 sq. ft. shop as code allows, but do not think it needs to be 1,500 sq. ft. Another is worried about the height of the building. Two have concerns about the diminishment of beauty of the area. All three raised concerns about the building being used for automotive repair. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the May 26th, 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 strict application of the provisions would not cause an unnecessary hardship, as the owner has not built the building yet.

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. Valley Center Fire Department did state that having the building that far off of the road can make fighting a fire more difficult, but it is not uncommon for Valley Center.

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 these regulations. The building will still meet setback regulations and not exceed the lot coverage ratio required in code, so long as the owner follows through with a consolidation of lots 5A and 6A.

Staff Recommendation: Staff recommend approval allow an accessory structure to be build on a lot separate from the principal dwelling due to the expense of a replat because of a condition that was created prior to their ownership. Staff also recommend approval of a 1,500 sq. ft. accessory structure and side setbacks of 6 feet at lots 5A and 6A, just west of 6 W. Son Ct., Valley Center, KS 67147.

200650

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 Michael & Suzanne Cote 650n CT

Phone 316-201-7790 fax# _____

Petitioners Name & Address Michael Cote

Phone 316-201-7790 fax# _____

Contact email address _____ Contact Cell Phone 316-201-7790

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

Variance Requested: to approve the build of a 30x50 Garage

on property currently listed as 5A, 6A at 650n CT. also

asking for 6' stand off from fence lines. Principal building on

separate lot, due to requirement to replat.

Address/Location of Request 650n CT.

Parcel number(s) 00580932 & 0058933

Property Zoning is now residential.

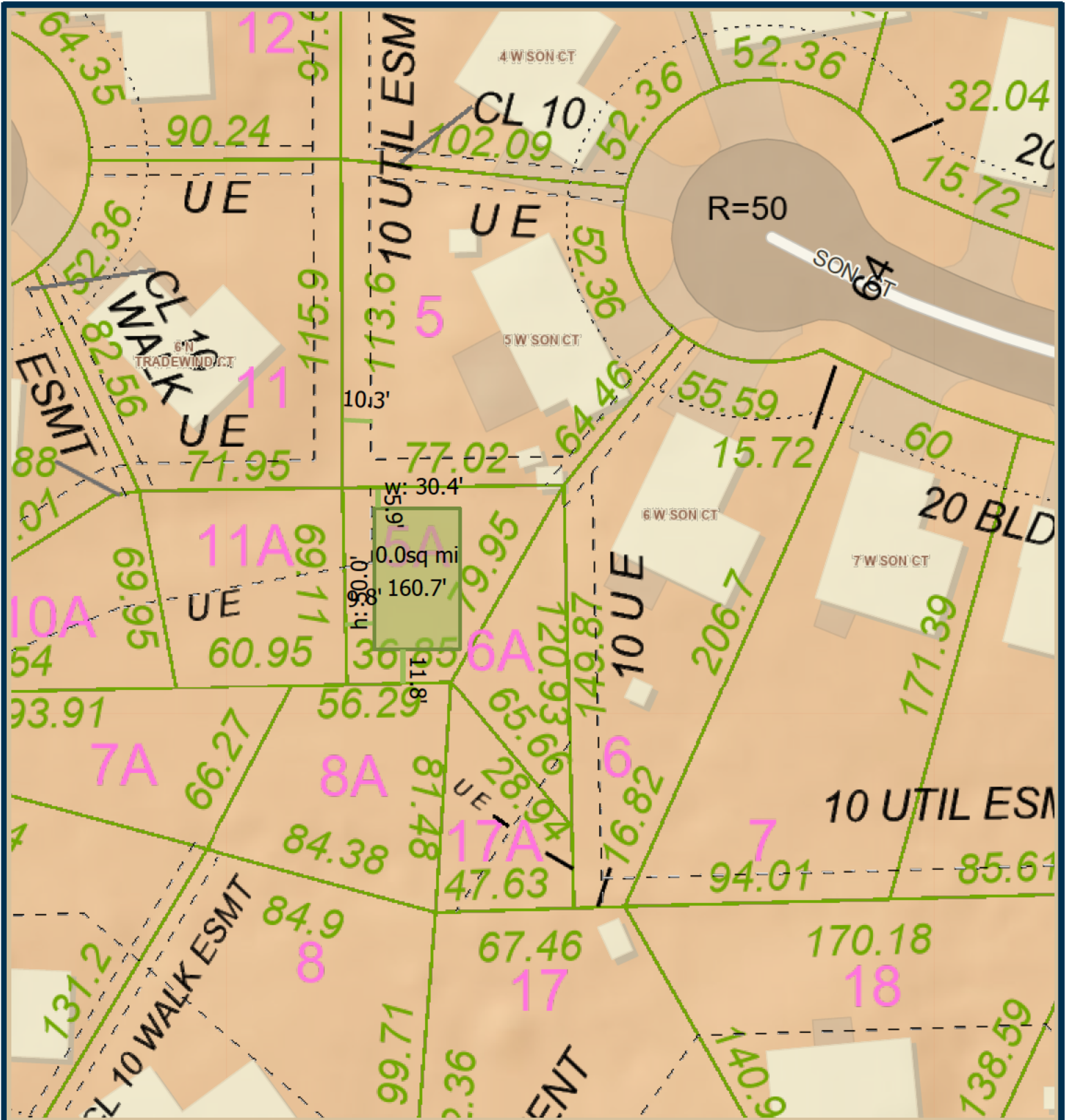
The applicant or his/her authorized agent acknowledges all of the following:

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] 4-27-26 _____
 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.



Geographic Information Services
 Sedgwick County...
 working for you

Date: 4/27/2026

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

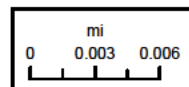
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6 Son Ct

Sedgwick County, Kansas



1:564





Date: May 26th, 2026

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

Variance Requests: The applicants, David & Evelyn Callison, pursuant to City Code 17.10.08, is petitioning for a variance to have a front yard setback of 0 ft. and a side yard setback of 6 ft. to build a 200 sq. ft. carport on their driveway.

Applicants: David & Evelyn Callison

Property Address: 110 N. Dexter Ave., Valley Center, KS 67147 (outlined in red below)

Applicant's Reasons for Variance Request:

The applicant is seeking to build a 10'x20'x7' carport in the front yard setback to provide covered shelter for their vehicle.



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, at some point the attached garage was converted, leaving no covered parking for vehicles.

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. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the May 26th, 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 strict application of the provisions would not cause unnecessary hardship. The owner would just like to have a covered area to park their vehicle after the hail storm that hit the community in the fall of 2025.

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 these regulations. The carport would be required to meet side-yard setbacks and should be placed 5' from the home to have appropriate fire separation.

Staff Recommendation: Staff recommend approval to have a front yard setback of 0 ft. and a side yard setback of 6 ft. for a carport in the driveway at 110 N. Dexter Ave., Valley Center, KS 67147.

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 David & Evelyn Callison

Phone 316-712-2033 (cell) fax# _____
316-755-2398 (landline)

Petitioners Name & Address 110 N Dexter Ave.

Phone _____ fax# _____

Contact email address _____ Contact Cell Phone _____

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

Variance Requested: To have a front yard setback of 0 for a carport as well as be 6' from north property line.

Address/Location of Request _____

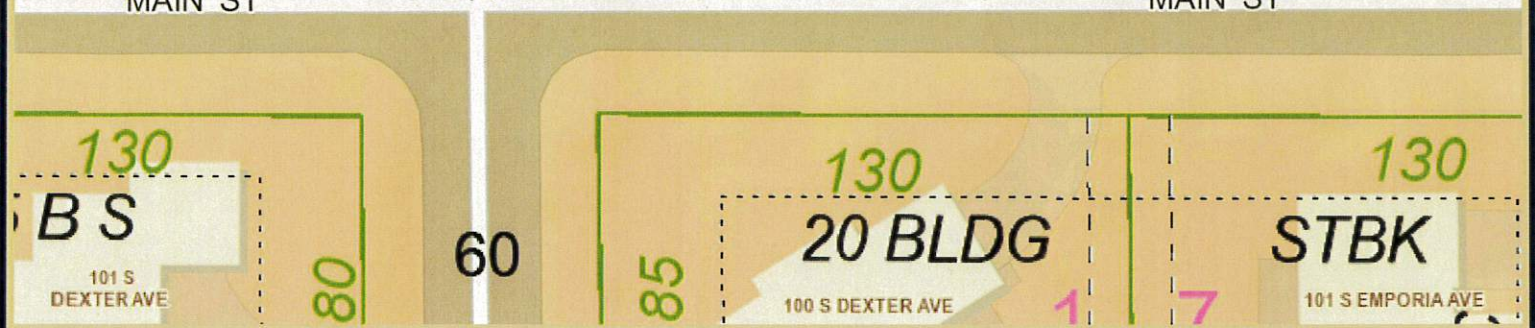
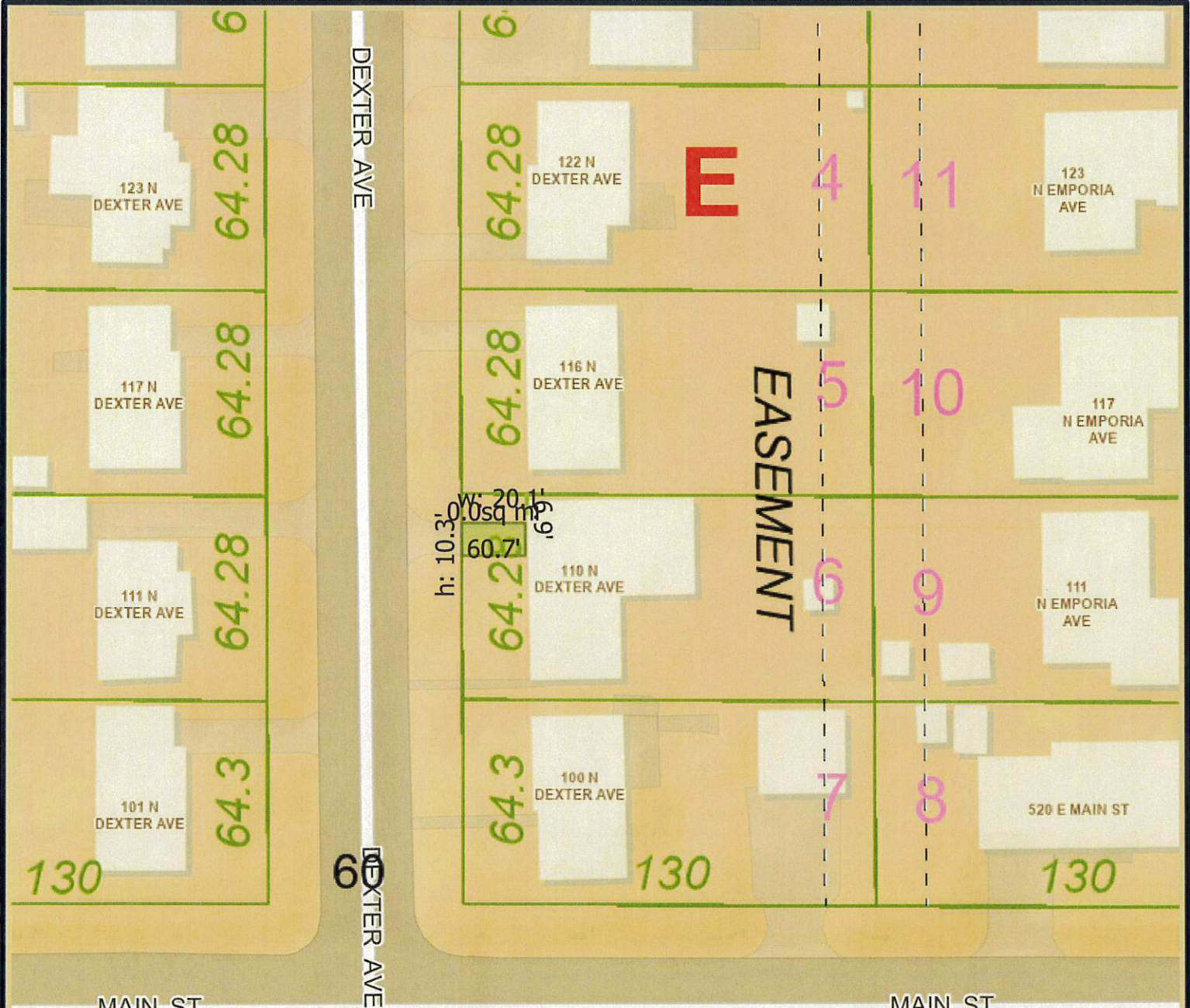
Parcel number(s) _____

Property Zoning is now _____

- 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.

<u>Evelyn K Callison</u>	<u>4/27/26</u>	_____	_____
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.



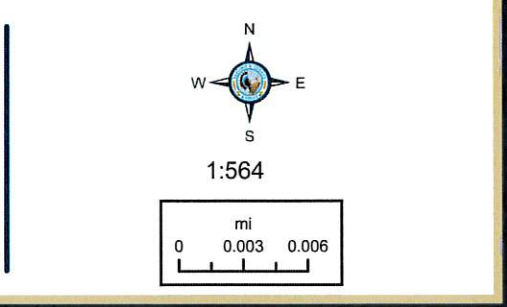
It is understood that the Sedwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

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110 N Dexter

Sedwick County, Kansas





Help

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Open Quote



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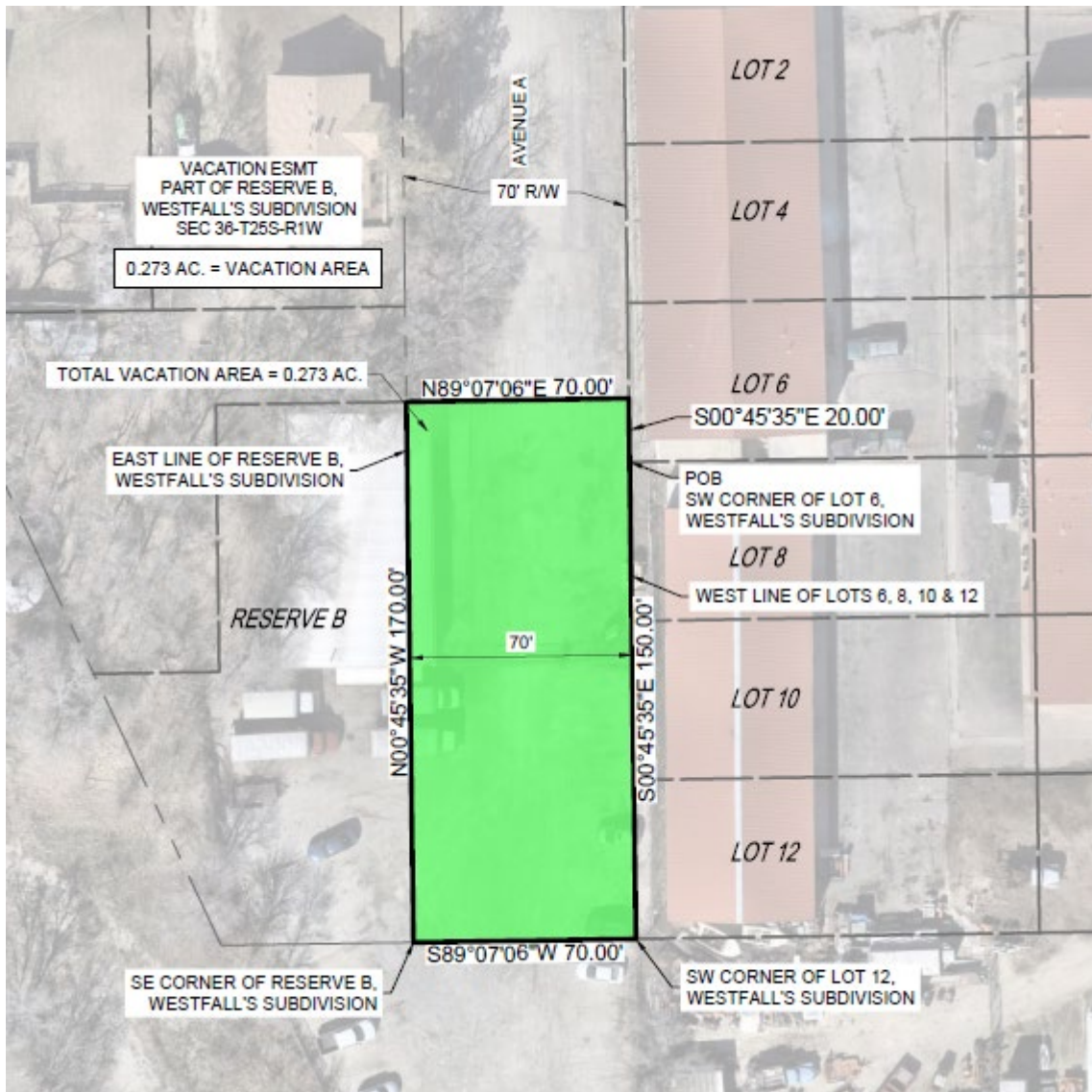


Date: May 26th, 2026

Vacation Application Case Number: VAC-2026-01

Applicant: Paul Eden

Property Address: South Park Ave. between 215 S Park and 201 S. Meridian Ave., Valley Center, KS 67147 (outlined in black in the map below)



Applicant's Reasons for Vacation Request: The applicant is requesting a vacation of Right of Way (ROW). A portion of the ROW has been fenced across for years. Appropriate exhibits are attached to this staff report.

Review Criteria for a Vacation of Alley Right-of-Way per City Code 16.10.04.A.2. (criteria in italics)

a. *Were due and legal notice has been given?*

Yes, as required by law, a public notice was published on April 30th, 2026, in *The Ark Valley News* at least 20 days prior to the public hearing being held on May 26th, 2026. Public notice letters were also mailed to the surrounding property owners and all utility companies making them aware of this vacation request and public hearing date. To date, no written protests have been submitted to the City of Valley Center.

b. *Will no private rights be injured or endangered?*

No private rights will be injured or endangered with the approval of this vacation application.

c. *Will the public suffer no loss or inconvenience?*

The public will suffer no loss or inconvenience with the approval of this vacation application.

d. *In Justice to the petitioner, should the vacation be granted?*

Yes, this vacation request should be granted by the Planning and Zoning Board and City Council.

City staff recommends approval of this vacation application.

260576
VAC-2026-01

City of Valley Center

Case No. VC _____ - _____

CITY OF VALLEY CENTER

VACATION OF STREET RIGHT-OF-WAY/EASEMENT APPLICATION

This application is for the vacation of street right-of-way or an easement before the City Planning and

Zoning Board. Once approved by the Planning and Zoning Board, this application will be reviewed for

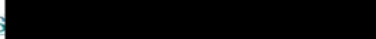
final approval by the Valley Center City Council. The form must be completed and filed with the Zoning

Administrator at the Public Works Building, 545 W. Clay St., Valley Center, Kansas 67147-0188 or FAX:

(316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Petitioners Name & Address Paul Eden, 9717 N Seneca, Valley Center, KS 67147

Phone 316 650 3165 fax# _____

Contact email address  Contact Cell Phone 316 650 3165

Location of Street or Easement Vacation (ATTACH SURVEY MAP/LEGAL DESC. See Attached)

Purpose of Street or Easement Vacation: Control flooding on the adjacent property

Applicant : Paul Eden

Date April 10, 2026

This application must be accompanied with a payment of a nonrefundable fee of \$200.

EXHIBIT A

SHEET 1 OF 2

Street Vacation of a portion of Avenue A, Westfall's Subdivision of a part of Reserve B, in the Original Town Site of Valley Center, Kansas as follows:

Street Vacation described and prepared on 6/26/2025 by Brian J. Martin PS #1747 and Professional Engineering Consultants P.A., C.L.S. #65, The South 150.00 feet of Avenue A, adjacent to Lots 6, 8, 10 and 12 on the East and a portion of Reserve B on the West being part of Westfall's Subdivision described as Beginning at the southwest corner of Lot 6 Westfall's Subdivision; thence S00°45'35"E (bearings based on the Kansas Coordinate System 1983 South Zone, along the east line of Avenue A) along the west line of said lots 8, 10 and 12 a distance of 150.00 feet to the southwest corner of said Lot 12; thence S89°07'06"W a distance of 70.00 feet to the southeast corner of said Reserve B; thence N00°45'35"W along the east line of said Reserve B a distance of 150.00 feet; thence N89°07'06"E a distance of 70.00 feet to the west line of said Lot 6; thence S00°45'35"E along said west line a distance of 20.00 feet to the Point of Beginning encompassing 0.273 acres more or less.

PREPARED BY: BRIAN J. MARTIN PS #1747
 PEC PROJECT NO. 250650-000

U:\FieldServices\2025\250650\000\250650-000-002-Field_Survey\Drawings\Exhibits\Vacation_Essment



PEC
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
 303 SOUTH TOPEKA WICHITA, KS 67202
 316-262-6457 www.pec1.com

VALLEY CENTER STREET VACATION AVENUE "A" STREET VACATION	
COUNTY	TRACT NO.
SEDGWICK	PART OF AVENUE "A"





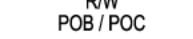


DISCOVER
 Valley Center

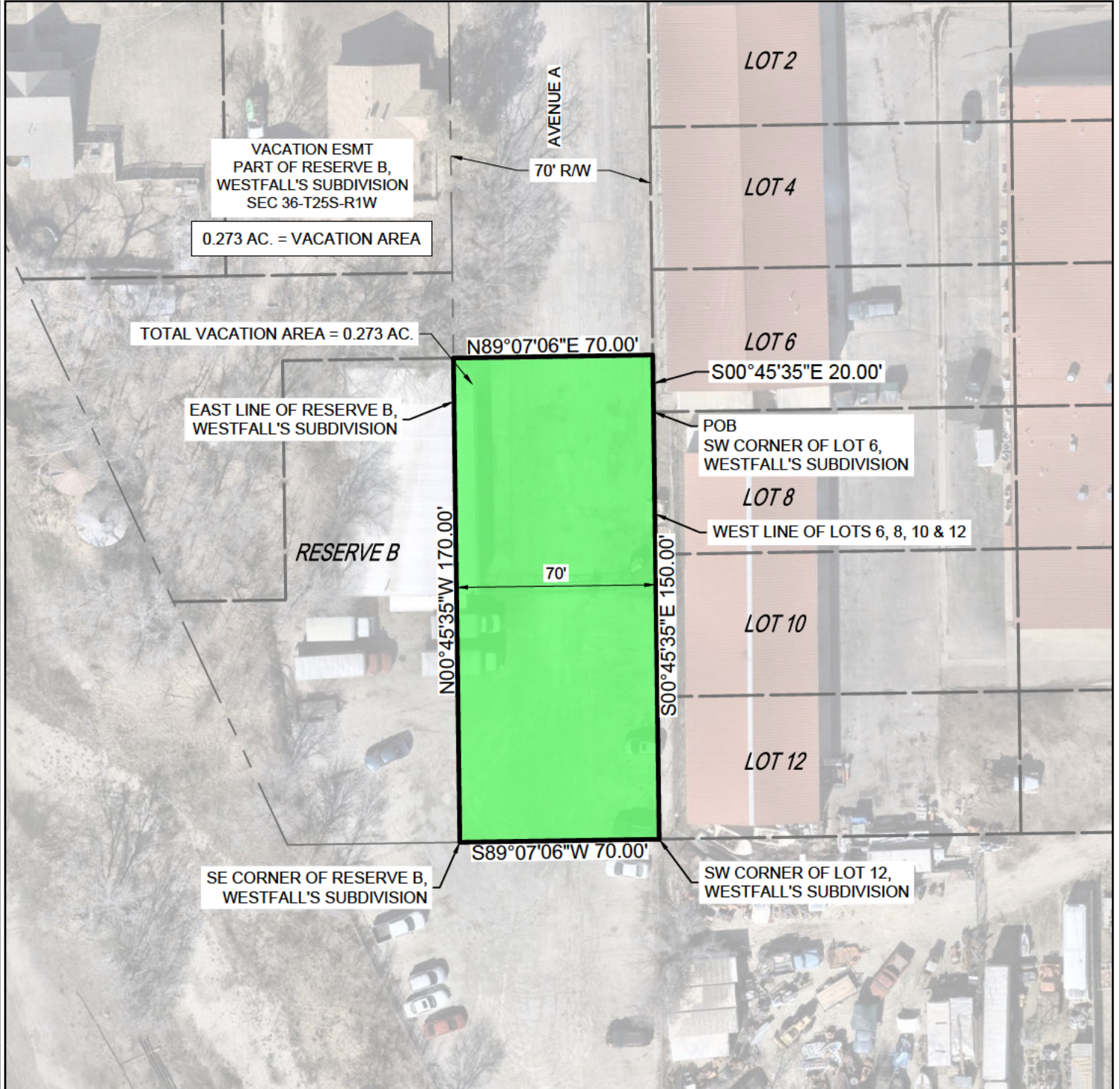
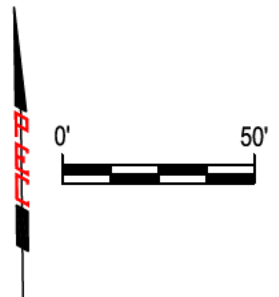
PROJ. NO. 250650-000
 DATE: 06/26/2025

LEGEND

EXHIBIT A
SHEET 2 OF 2

-  LOT LINE
-  ROAD R/W LINE
-  VACATION ESMT
-  R/W RIGHT OF WAY
-  POB / POC POINT OF BEGINNING / COMMENCING

1. THIS SKETCH IS PREPARED FOR STREET VACATION PURPOSES.
2. DISTANCES ARE MEASURED OR CALCULATED UNLESS OTHERWISE NOTED.
3. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM KANSAS NAD 83 (2011) SOUTH ZONE.
4. NO OTHER EASEMENTS SHOW PER AGREEMENT WITH CLIENT.




U:\FieldServices\2025\250650\000\2025_06_26\Drawings\Exhibits\Vacation Easement



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VALLEY CENTER STREET VACATION	
AVENUE "A" STREET VACATION	
COUNTY	TRACT NO.
SEDGWICK	PART OF AVENUE "A"



DISCOVER
Valley Center

PROJ. NO. 250650-000
DATE: 06/26/2025



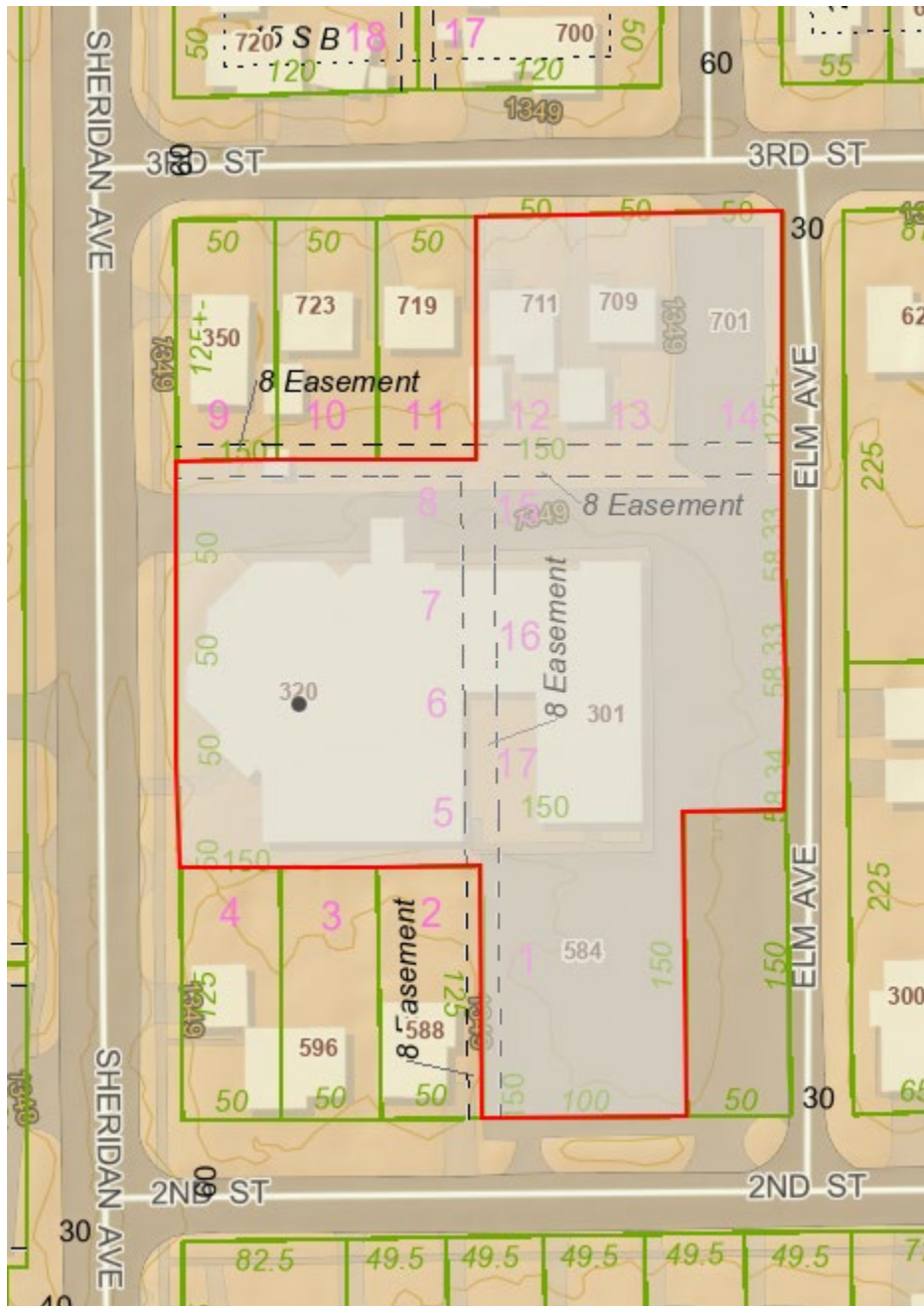
Date: May 26th, 2026

To: City of Valley Center Planning and Zoning Board

From: Kyle Fiedler, *Community Development Director*

Applicant: Calvary Baptist Church (SP-2026-02)

Location of Site Plan: The property is currently addressed as 320 N Sheridan, Valley Center, Ks. 67147.



Existing Zoning: R-1b (Single-family Residential)

Size of Parcel: The property on which the building will occur is just over 2 acres.

Purpose of Site Plan Application:

Calvary Baptist Church is seeking to build an Outreach Center for their church, with 2 classrooms, a kitchen and maintenance garage.

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 site plan is included. The building does 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, however the 50 ft wide lots have been consolidated with the rest of the Church property..
- 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, but slope does not exceed 5%.
- D. *Show existing and proposed structures by bulk dimensions plus number of stories, gross floor area and entrances.*
 - Proposed 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 does not require any new drives and will use existing parking lots. The site plan attached shows 2 additional handicapped parking spaces.
- 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)*
 - Applicant is proposing goose-neck style exterior lighting. Any exterior lighting should not reach neighboring 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.*

- No new signage is proposed or required.
- 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.*
- No additional disposal containers will be required, existing container will remain.
- 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.
 -
- 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 east and south sides the building and to cross to the church.

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

City of Valley Center

Case No. SP _____ - _____

SITE PLAN REVIEW APPLICATION

This application is for a Site Plan Review before the City Planning and Zoning Board. 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, 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 Calvary Baptist church 320 N. Sheridan

Phone 755-2343 fax# _____

Petitioners Name & Address Calvary Baptist church 320 N. Sheridan

Phone 755-2343 fax# _____

Contact email address [redacted] Contact Cell Phone 316 650-3165

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

Property now used for vacant

Property Zoning/Land Use Plan is now R-1B

Proposed Rezoning/Land Use Plan Amendment same

Property shown on Valley Center Land Use Plan is now same


Address /Location of Request 709 W. 3rd

Parcel number(s) 00316274

Legal Description _____

Dimensions of the Property are 375 feet deep by 300 wide with frontage proposed on 3rd and having a total of ~~23457~~ 89360 square feet.

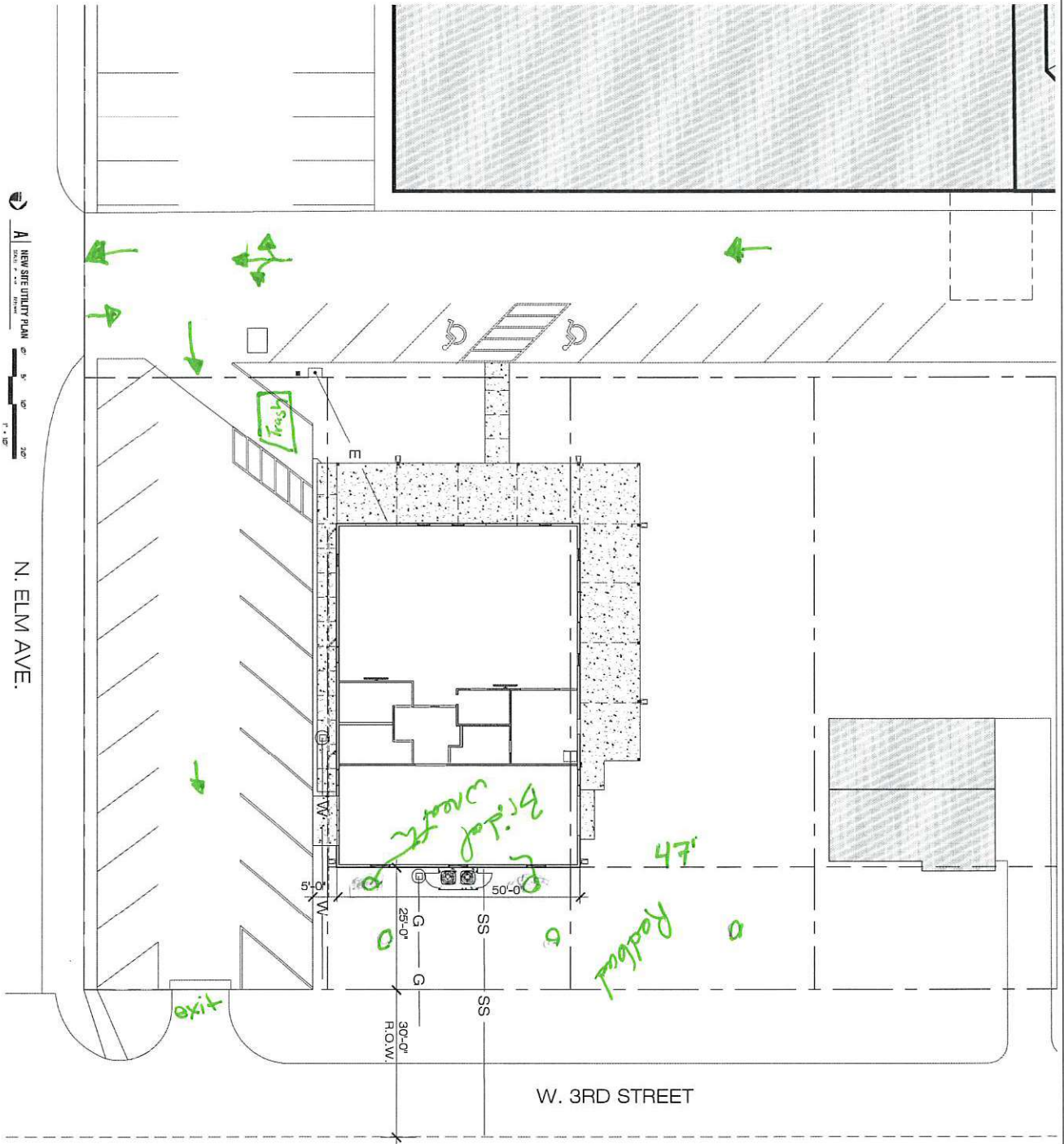
I realize that this application cannot be processed unless it is complete per Zoning Regulations section 17.12.05 and any other site plan criteria as agreed to in the pre-application meeting, and this application is accompanied by sufficient copies per Zoning Regulations section 17.12.04.

	<u>5-12-26</u>		
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 and accompanied by the required documents and a nonrefundable fee of \$200.00.

SITE LEGEND	
	NEW CONCRETE
	EXISTING BUILDING
	MECHANICAL
	EXISTING MANHOLE
	GAS LINE
	ELECTRIC LINE
	WATER LINE
	SEWER LINE



A NEW SITE UTILITY PLAN
 SCALE: 1" = 20'

N. ELM AVE.

W. 3RD STREET

S-1
 SITE UTILITY & LAYOUT PLAN

PROJECT NO. 7254011
 DRAWING DATE 08/11/2011
 DRAWN BY J.S.
 FOR REVIEW
 APPROVED

THE OUTREACH CENTER
CALVARY BAPTIST CHURCH
 320 N SHERIDAN AVE VALLEY CENTER, KANSAS



CENTERPOINTE, LLC
 425 North Main Street
 Newton, Kansas 67114
 centerpointearch@gmail.com
 PH 316.641.4159

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Bridal Wreath Spirea Shrub



Bridal Wreath Spirea Shrub

★★★★★ 42 Reviews

Price ~~\$39⁹⁵~~ \$22⁹⁵ 43% off

Size



Instant Savings

1 Gallon

3 Gallon

Select quantity

Single

3-Pack

10-Pack

- 1 +

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In stock, ready to ship

Ships in 2-3 business days

Complimentary 30 Day Warranty

Buy direct from the grower, not a drop shipper

Family owned farm since 1980

You're good to grow this in Zone 7

Bask in the Beauty of the White-Flowering, Low-Maintenance Bridal Wreath Spirea

Bridal Wreath Spirea is Deer-Resistant and Pollinator-Friendly for a Vibrant, Worry-Free Landscape

Bridal Wreath Spirea explodes with cascading white double blooms in spring, attracts butterflies, resists deer, and requires little upkeep—perfect for elegant, easy landscaping.

Spiraea prunifolia are small to medium-sized deciduous flowering shrubs that produce cascades of creamy white flowers in spring and summer. The Bridal Wreath Spirea features sensational double white spirea flowers in early spring and lovely autumn colors until the leaves fall off.

Use this beautiful Bridal wreath bush as a single specimen, privacy hedge or shrub planting, or foundation plantings to enjoy its enchanting display. The bridal bush can even be pruned into a spirea tree. The green foliage will stay green all year until fall when the leaves turn red providing year-round interest.

Bridal Wreath Spirea Growth Habit

Bridal veil spirea upright growth pattern and arching branches gracefully reach and descend for an elegant landscape silhouette. The spirea flowers attract butterflies and bees and add to your Bridal Wreath shrubs glorious display. The bridal wreath plant will benefit from being pruned after flowering to promote growth.

One of the key benefits of bridal wreath spirea plants is that they are deer resistant. Plant these around your property to deter deer from getting in towards your other fruit trees and bushes.

This flowering plant is low maintenance and easy to care for! White spirea is resistant to powdery mildew, root rot, and fire blight and can tolerate a variety of planting sites. A layer of organic matter such as mulch or compost at the top of the planting hole will help retain moisture in hot locations.

Why Buy Online From Perfect Plants?

When buying your flowering shrubs online, make sure you're doing so from a direct grower. At Perfect Plants we've been in the business of selling top-tier plants direct to your door since 1980.

Shop Bridal Wreath Spirea [Instant Savings](#)

Botanical Name
Spiraea prunifolia



Sunlight
Full Sun

Foliage Color
Green

Flower Color
Creamy white

Mature Width
6-8 ft
Mature Height
5-9 ft

Growing Zones
4, 5, 6, 7, 8, 9



You're in Hardiness Zone 9 based on your postal code 94041.

arborday.org

Search Login



HOME > TREE NURSERY > FLOWERING TREES > EASTERN REDBUD



Zones: 4 - 9

SKU: 8891

Eastern Redbud

★★★★☆

\$44.99 Regular Price

Member Price: \$39.99

Ships between 5/18/2026 - 5/20/2026

Restricted State: AK, HI

BARE-ROOT 3' - 4' \$19.99	BARE-ROOT (10-PACK) 3' - 4' \$99.99 \$10.00 / tree	POTTED 1 GALLON 1' - 2' \$44.99	POTTED 5 GALLON 2' - 4' \$124.99	POTTED 7 GALLON 3' - 5' \$159.99	POTTED PINT (4-PACK) ½' - 1½' \$69.99	POTTED PINT (8-PACK) ½' - 1½' \$119.99
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BARE ROOT OR POTTED?

- 1 +

ADD TO CART

Known as the harbinger of spring, the Eastern Redbud's delicate blossoms and buds are one of the season's most dramatic displays. But this tree's beauty doesn't end with its flowery show. Unique and irregular branching patterns combine with a trunk that commonly divides close to the ground to create a very handsome, spreading and often flat-topped crown.

- Native to the U.S eastern woodlands
- Blooms in a profusion of rosy pink flowers in April
- Features heart-shaped leaves that emerge a reddish color, turning dark green as summer approaches and then yellow in the fall
- Makes a bold landscape statement, with its irregular branching and graceful crown
- Easy to maintain – pruning is usually not required except to remove dead wood or problem branches

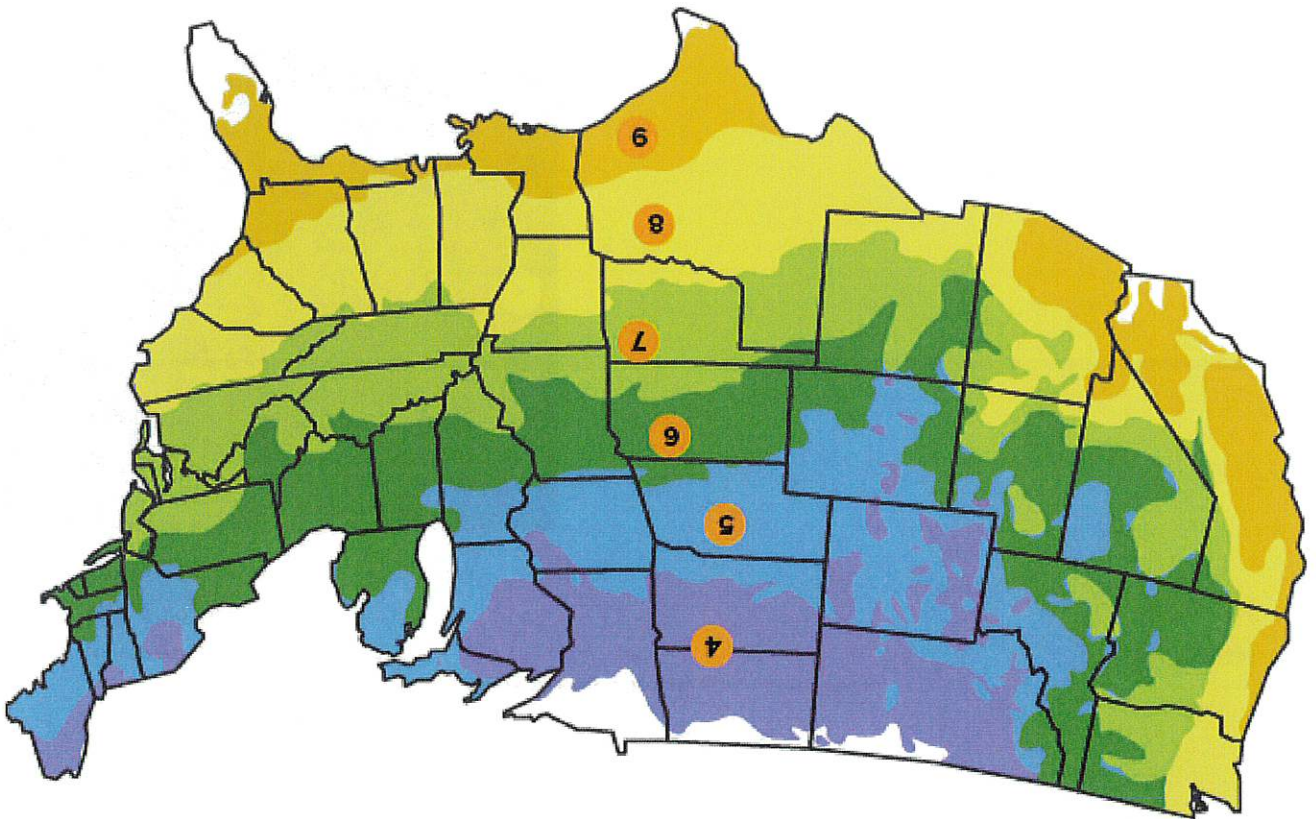
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YOUR TREE'S PERSONALITY



The Eastern Redbud grows in zones 4 - 9



Shape
Rounded

Growth Speed
Medium

Scientific Name
Cercis canadensis

Mature Height
20' - 30'

Mature Spread
25' - 35'

Sun Preference
Full Sun, Partial Sun/Shade

Soil Preference
Acidic, Alkaline, Clay, Loamy, Moist, Rich, Sandy, Well Drained

Wildlife Value
The early blossoms draw in nectar-seeking insects, including several species of early-season butterflies. Northern bobwhite and a few songbirds, such as chickadees, will eat the seeds. It can be used for nesting sites and nesting materials, and it also provides shelter for birds and mammals.

History/Lore
Native to North America and Canada with cousins in Europe and Asia, this tree was noted by Spaniards who made distinctions between the New World species and their cousins in the Mediterranean region in 1571. Centuries later, George Washington reported in his diary on many occasions about the beauty of the tree and spent many hours in his garden transplanting seedlings obtained from the nearby forest. It was chosen as the state tree of Oklahoma in 1937.



Zoning Regulation Change for Modular Homes.

As discussed at the April 28th, 2026 Planning and Zoning Board meeting, draft changes to the zoning code regarding Modular Homes are being brought back.

The proposed changes include a new definition for Residential-Design Modular Homes, with criteria they must meet to be allowed. These changes also allow Residential-Design Modular Homes in all residential zoning districts.

There is also a wording change proposed in the Residential-Design Manufactured Home definition to update the Installation Regulations to reflect the current entity that issues the regulations.

Kyle Fiedler
Community Development Director

accepted or deposited by the public for transfer elsewhere. As distinguished from the operation of salvage yards or hazardous waste facilities, such recyclable materials consist only of aluminum and steel cans, glass, paper, plastic, reusable containers and materials capable of being composted. A center must be maintained in a litter-free condition on a daily basis. The name and phone number of a responsible party must be clearly posted in case a problem occurs. Such a center may be further classified as follows: (See Sections 17.06.01.B.12 and 17.06.02G for recycling centers.)

1. **Small recycling collection center:** A center for collection containers or reverse vending machines not exceeding 100 square feet in ground area which may be approved by the Zoning Administrator as an accessory use in all business and industrial districts and on church and public property. Such a center may be located in the required front yard in business and industrial districts and on public property if proper vehicular safety and parking standards can be maintained.
2. **Large recycling collection center:** A center for collection containers larger than 100 square feet in ground area, on-site trailers, bulk-feed reverse vending machines, vehicles on-site during operating hours only and the like. As an accessory use, such a center may be approved by the Board of Zoning Appeals as a conditional use in all business and industrial districts and on church and public property.
3. **Recycling processing center:** A principal use in industrial districts only for handling the collection and processing of large volumes of bulky materials, some of which may originate at other recycling centers. Mechanical equipment may be used such as forklifts, balers, smashers and other related equipment. Outdoor storage may be permitted including composting operations.

REHABILITATION HOME: A residential building which is used by an organized group to supervise the rehabilitation of the individual occupants. Sometimes such homes are known as "halfway houses" for the rehabilitation of wayward juveniles, drug or alcoholic addict or former offenders. For new buildings or modifications of existing buildings, the overall appearance is to remain as a residential type building when located in a residential district.

RESIDENTIAL BUILDING: A building all or part of which contains one or more dwelling units, including single-family dwellings, two-family dwellings, multiple-family dwellings, earth-sheltered housing, lodging houses, dormitories, sororities and fraternities, as well as modular homes.

RELIGIOUS INSTITUTION: Any building used for non-profit purposes by an established religious organization holding either tax exempt status under Section 501c(3) of the Internal Revenue Code or under the state property tax law, where such building is primarily intended to be used as a place of worship. The term includes, but is not necessary limited to, church, temple, synagogue, and mosque.

RESIDENTIAL-DESIGN MANUFACTURED HOME: A structure manufactured to the standards embodied in the National Manufactured Home Construction and Safety Standards generally known as the HUD Code established in 1976 pursuant to 42 U.S.C. Sec. 5403. Such units shall provide all of the accommodations necessary to be a dwelling unit and shall be connected to all utilities in conformance with applicable City regulations. Such a structure shall be on a

permanent-type, enclosed perimeter foundation which has minimum dimensions of 22 body feet in width, a pitched roof, siding and roofing materials which are customarily used on site-built homes, and which complies with the following architectural or aesthetic standards so as to ensure their compatibility with site-built housing:

1. The roof must be predominantly double-pitched and have a minimum vertical rise of 2.2 inches for every 12 inches of horizontal run, and must be covered with material that is customarily used on site-built dwellings, including but not limited to approved wood, asphalt composition shingles or fiberglass, but excluding corrugated aluminum, corrugated fiberglass or metal roof. The roof shall have a minimum eave projection and roof overhang on at least two sides of 10 inches which may include a gutter.
2. Exterior siding shall be of a non-reflective material customarily used on site-built dwellings such as wood, composition, simulated wood, clapboards, conventional vinyl or metal siding, brick, stucco, or similar materials, but excluding smooth, ribbed or corrugated metal or plastic panels. Siding material shall extend below the top of the exterior of the foundation or curtain wall or the joint between siding and enclosure wall shall be flashed in accordance with City building codes.
3. The home shall be installed in accordance with the recommended installation procedures of the manufacturer and the ~~standards set by the International Conference of Building Officials (ICBO) and published in the most current edition of "Guidelines for Manufactured Housing Installations."~~ HUD Model Installation Standards for Manufactured Housing. A continuous, permanent concrete or masonry foundation or masonry curtain wall, unpierced except for required ventilation and access which may include walk-out basements and garages, shall be installed under the perimeter of the home, also in accordance with the above guidelines.
4. At the main entrance door there shall be a landing that is a minimum of 25 square feet which is constructed to meet the requirements of the City building codes.
5. The moving hitch, axles, wheels and transporting lights must be removed at the time of installation of the home on the lot.
6. The finished floor of the home shall be a maximum of 24 inches above the exterior finish grade of the lot on which it is located, as measured at the main entrance into the dwelling.
7. Any attached addition to such a home shall comply with all construction requirements of the City building codes, unless designed and constructed by a manufactured home factory.
8. If 50% or more of the frontage of existing site-built housing on both sides of the street on which the residential-design manufactured home is to be installed have a garage and/or a similar percentage have a covered porch or recessed entry, such a home shall also provide a garage and/or porch or entry based on the percentages determined by the Zoning Administrator. On a corner lot, the street shall mean that street on which the frontage of the façade has been designated for the household address number. External roofing and siding material of such garage, porch or entry shall be similar in appearance to the materials on the roofing and siding of the residential-design manufactured home.
9. For purposes of these regulations, the term "manufactured home", when used by itself, shall not include a "residential-design manufactured home" as herein defined. Nothing in these regulations shall be construed to preempt or supersede valid restrictive covenants running with the land as to the placement or location of a residential-design manufactured home. (See MANUFACTURED HOME or MOBILE HOME.)

RESIDENTIAL-DESIGN MODULAR HOME: A dwelling structure located on a permanent

foundation and connected to public utilities, consisting of pre-selected, prefabricated units or modules, and transported to and/or assembled on the site of its foundation; in contrast to a dwelling structure which is custom built on the site of its permanent location; and also in contrast to a manufactured home, either single-width, double-width or multi-width, located on its permanent foundation. In general, such residential-design modular homes shall have exterior building materials and somewhat similar appearance to custom built single-family dwellings and meet the standards of the City building codes. Such a structure shall have a pitched roof, siding and roofing materials which are customarily used on site-built homes, a permanent foundation, and which complies with the following architectural or aesthetic standards so as to ensure their compatibility with site-built housing:

1. The roof must have a minimum vertical rise of 5 inches for every 12 inches of horizontal run, and must be covered with material that is customarily used on site-built dwellings including but not limited to approved wood, asphalt composition shingles or fiberglass, but excluding corrugated aluminum, corrugated fiberglass or metal roof. The roof shall have a minimum eave projection and roof overhang on at least two sides of 10 inches which may include a gutter.
2. Exterior siding shall be of a non-reflective material customarily used on site-built dwellings such as wood, composition, simulated wood, clapboards, conventional vinyl or metal siding, brick, stucco, or similar materials, but excluding smooth, ribbed or corrugated metal or plastic panels.
3. A continuous, permanent concrete or masonry foundation, unpierced except for required ventilation and access which may include walk-out basements and garages, shall be installed under the perimeter of the home, also in accordance with City building codes.
4. At the main entrance door there shall be a landing that is a minimum of 25 square feet which is constructed to meet the requirements of the City building codes.
5. Any attached addition to such a home shall comply with all construction requirements of the City building codes, unless designed and constructed by a modular home factory.
6. If 50% or more of the frontage of existing site-built housing on both sides of the street on which the residential-design modular home is to be installed have a garage and/or a similar percentage have a covered porch or recessed entry, such a home shall also provide a garage and/or porch or entry based on the percentages determined by the Zoning Administrator. On a corner lot, the street shall mean that street on which the frontage of the facade has been designated for the household address number. External roofing and siding material of such garage, porch or entry shall be similar in appearance to the materials on the roofing and siding of the residential-design modular home.
7. Require certification that the structure is built to the currently adopted International Residential Code based on in-factory inspections.
8. For purposes of these regulations, the term "modular home", when used by itself, shall not include a "residential-design modular home" as herein defined. Nothing in these regulations shall be construed to preempt or supersede valid restrictive covenants running with the land as to the placement or location of a residential-design modular home. (See MODULAR HOME)

9.

RESTAURANT: A public eating house, including but not limited to the types of business establishments customarily referred to as cafeterias, coffee shops, dairy bars, fast food restaurants, reception halls and soda fountains, but not a drive-in establishment unless

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Chapter 17.04: ZONING DISTRICTS**17.04.01 Permitted Uses in All Districts.**

- A. Off-street parking and loading as required by Chapter 17.05.
- B. Accessory and temporary uses and home occupations as permitted by Chapter 17.06.
- C. Signs as permitted by Chapter 17.07.

17.04.02 A-1 Agricultural District. This district is established to accommodate existing uses and to serve as an interim zone following a period of annexation of a predominantly agricultural or undeveloped area which may also contain scattered, low density residential land uses. Selected uses are included which may be compatible in such a district at certain locations.

A. Permitted Uses.

1. Single-family detached dwellings, modulars, residential-design modular home and residential-design manufactured homes.
2. Religious Institution
3. Wind Energy Conversion Systems
4. Golf courses, including accessory clubhouses, but not driving ranges and miniature golf courses operated for commercial purposes.

B. Special Uses.

1. Public buildings erected or land used by any agency of a city, township, county or state government.
2. Airports, heliports, ultralite landing areas and aircraft landing fields, publicly and privately owned. (See Section 17.02.09 for definition of AIRPORT.)
3. Animal clinics or hospitals with outside runs when permitted.
4. Campgrounds subjected to the following regulations and accompanied by a plot plan:
 - a. Campgrounds shall be utilized only for the accommodations of camping trailers, tents and other similar camping vehicles, and under no circumstances shall a campground be utilized for the occupancy of manufactured or mobile homes.
 - b. The tract to be used for a campground shall not be less than two acres in area and be located on well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
 - c. Campgrounds shall have a maximum density of 20 camping spaces per gross acre, a minimum area of 1,250 square feet for each space, and maintain a setback of no less than 25 feet from any public street or highway right-of-way or property line.
 - d. If deemed necessary to screen adjoining property and provide privacy to the campground, a solid or semi-solid fence or wall at least six feet high, but not more than eight feet high, may be required. In lieu of a fence or wall, a landscape buffer may be provided not less than 20 feet in width and planted with coniferous and other plant materials. The fence, wall or landscape buffer shall be properly maintained by operator.
 - e. The campgrounds shall have an accessible, adequate, safe and potable water supply and, if a public water supply is reasonable available to the campgrounds, it shall be used. Also, it must have an adequate method for on-site sewage disposal as provide for in these regulations; however, if a public sewer system is reasonable available, it shall be used.
 - f. The campground and any service buildings and refuse disposal systems must be

17.04.03 RR-1 Suburban Residential District. This district is established for the purpose of low-density single-family dwelling units with either public sewerage or water supply where available or private sewerage or water system and to allow certain community facilities. It is intended that no uses be permitted in this district that will tend to devalue property for residential purposes or interfere with the health, safety, order or general welfare of persons residing therein. Regulations are intended to control density of population and to provide adequate open space around buildings and structures to accomplish these purposes.

A. Permitted Uses.

1. Single-family detached dwellings, modular, [residential-design modular homes](#) and residential-design manufactured homes and group homes as defined in Section 17.02.09.
2. Religious Institution (see Section 17.02.09 for definition)
3. Golf courses, including accessory clubhouses, but not driving ranges and miniature golf courses operated for commercial purposes.
4. Existing Airports

B. Special Uses.

1. Public buildings erected or land used by any agency of a city, township, county or state government.
2. Airports, heliports, ultralite landing areas and aircraft landing fields, publicly and privately owned.
3. Oil and gas wells
4. Other special uses not specifically listed as permitted, special or conditional use, but which are keeping with the intent of Section 17.04.03 and compatible with the uses permitted in Section 17.04.03.A.

C. Conditional Uses.

1. Accessory apartments. (See Section 17.02.09 for definition of ACCESSORY APARTMENT.)
2. Adult and child care centers and preschools.
3. Bed and breakfast homes.
4. Dog Kennel for boarding, breeding and training and for hobbies. (See Section 17.02.09 for definitions and standards.)
5. Earth-sheltered dwellings, provided that the design is compatible with adjacent properties including such items as drainage, parking and accessory structures
6. Utility substations, pumping stations and water towers, publicly and privately owned. (See Section 17.03.27 for Lot Size and Bulk Regulations.)
7. New Airports

D. Lot Size Requirements.

1. Minimum lot area:
 - a. Residential building lot area, based on the sewer system, is as follows:
 - 1) 12,000 square feet with clustered alternative sewer system and a public water supply.
 - 2) 20,000 square feet with an alternative sewer system or septic tank system and a public water supply.
 - 3) 40,000 square feet with alternative sewer system or septic tank system and without a public water supply.
 - 4) 217,800 square feet with a lagoon system and with or without a public water system.

17.04.04 R-1A Single-Family Residential District. This district is established for the purpose of low density single-family dwelling units with both public sewerage and water supply where available and to allow certain community facilities. It is intended that no uses be permitted in this district that will tend to devalue property for residential purposes or interfere with the health, safety, order or general welfare of persons residing therein. Regulations are intended to control density of population and to provide adequate open space around buildings and structures to accomplish these purposes.

A. Permitted Uses.

1. Single-family detached dwellings and residential-design manufactured homes, residential-design modular homes and group homes as defined in Section 17.02.09.
2. Religious Institution
3. Golf courses, including accessory club houses, but not driving ranges and miniature golf courses operated for commercial purposes.
4. Public and private schools: Educational buildings for primary, intermediate and secondary schools including administrative centers, transportation centers, recreation areas, spectator sports facilities and the like.
5. All such uses must be located on land which is platted according to the City Subdivision Regulations and have all utilities and paved streets installed abutting the full length of a platted lot before a building permit is issued.

B. Special Uses.

1. Public buildings erected or land used by any agency of a city, township, county or state government.
2. Cemeteries, private or public.
3. Airports. (See Section 17.02.09 for definition of AIRPORT.)

C. Conditional Uses.

1. Accessory apartments. (See Section 17.02.09 for definition of ACCESSORY APARTMENT.)
2. Adult and child care centers and preschools.
3. Bed and breakfast homes.
4. Earth-sheltered dwellings, provided that the design is compatible with adjacent properties including such features as drainage, parking and accessory structures.
5. Swimming, tennis, racquetball and similar recreational club activities and related clubhouses.
6. Utility substations, pumping stations and water towers, publicly and privately owned. (See Section 17.03.27 for Lot Size and Bulk Regulations.)

D. Lot Size Requirements.

1. Minimum lot area:
 - a. Residential buildings: 10,000 square feet.
 - b. All other uses: 10,000 square feet.
2. Minimum lot width:
 - a. Residential buildings: 80 feet.
 - b. All other uses: 80 feet.
3. Minimum lot depth: 100 feet.

17.04.05 R-1B Single-Family Residential District. This district is established for the purpose of medium density single-family dwelling units with both public sewerage and water supply and to allow certain community facilities. It is intended that no uses be permitted in this district that will tend to devalue property for residential purposes or interfere with the health, safety, order or general welfare of persons residing therein. Regulations are intended to control density of population and to provide adequate open space around buildings and structures to accomplish these purposes.

A. Permitted Uses.

1. Single-family detached dwellings and residential-design manufactured homes, residential-design modular homes and group homes as defined in Section 17.02.09.
2. Religious Institution
3. Golf courses, including accessory club houses, but not driving ranges and miniature golf courses operated for commercial purposes.
4. Public and private schools, such as educational buildings for primary, intermediate and secondary schools including administrative centers, transportation centers, recreation areas, spectator sports facilities and the like.
5. All such uses must be located on land which is platted according to the City Subdivision Regulations and have all utilities and paved streets installed abutting the full length of a platted lot before a building permit is issued.
6. Existing Airports

B. Special Uses.

1. Public buildings erected or land used by any agency of a city, township, county or state government.
2. Cemeteries, private or public.

C. Conditional Uses.

1. Accessory apartments (See Section 17.02.09 for definition of ACCESSORY APARTMENT.)
2. Adult and child care centers and preschools.
3. Bed and breakfast homes.
4. Earth-sheltered dwellings, provided that the design is compatible with adjacent properties including such features as drainage, parking and accessory structures.
5. Swimming, tennis, racquetball and similar recreational club activities and related clubhouses.
6. Utility substations, pumping stations and water towers, publicly and privately owned. (See Section 17.03.27 for Lot Size and Bulk Regulations.)
7. Future Airports

D. Lot Size Requirements.

1. Minimum lot area:
 - a. Residential buildings: 6,500 square feet.
 - b. All other uses: 9,000 square feet.
2. Minimum lot width:
 - a. Residential buildings: 60 feet.
 - b. All other uses: 70 feet.
3. Minimum lot depth: 100 feet.