



PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING AGENDA

**Tuesday, August 25, 2026
7:00 PM**

THE PLANNING AND ZONING BOARD SHALL HOLD ITS REGULAR MEETING IN THE COUNCIL CHAMBER IN THE CITY HALL, LOCATED AT 121 S. MERIDIAN AVE., BEGINNING AT 7:00 P.M. (MEETING WILL ALSO BE BROADCASTED ON CITY'S YOUTUBE CHANNEL AND/OR COX PUBLIC ACCESS CHANNEL 7)

1. CALL TO ORDER THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

___ Dalton Wilson

___ Paul Spranger

___ Scot Phillips

___ Amy Bradley

___ Steve Conway

___ Gary Janzen

___ Rick Shellenbarger

4. SET/AMEND AGENDA

Motion made by (____). Seconded by (____). For ___ Against ___

5. APPROVAL OF DRAFT MINUTES

July 28th, 2026 DRAFT meeting minutes

Motion made by (____). Seconded by (____). For ___ Against ___

6. COMMUNICATIONS

7. PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS

1. Review of V-2026-12, application of Shelli Miller, pursuant to City Code 17.10.08, who is petitioning for approval of an accessory structure without a principle structure on property addressed as 7062 N. Charles St. Wichita, KS 67204.

- 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-2026-12. Seconded by _____. For ___ Against ___

2. Review of SD-2026-02, application of BM Harvest Place LLC, pursuant to City Code 16.04, who is petitioning for approval of a final replat for land located on Southeast of the corner of North Meridian Ave and West 93rd St North (not currently addressed), 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 Planning & Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) SD-2026-02. Seconded by _____. For ____ Against ____

8. OLD/UNFINISHED BUSINESS

1. Discussion on Data Center Regulations
2. Discussion on Duplex Regulations

9. NEW BUSINESS

10. STAFF REPORTS

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

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

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, July 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, Gary Janzen, and Scot Phillips

Members Absent: Paul Spranger, Rick Shellenbarger

City Staff Present: Kyle Fiedler, Sabrina Young

Audience: Kirk Miller, Andy Miller, Raymond Bretton

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 June 23, 2026 meeting minutes. Motion was seconded by Conway. Motion passed unanimously.

COMMUNICATIONS: None

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

1. Review of V-2026-11, application of Edgar Escamilla, pursuant to City Code 17.10.08, who is petitioning for approval of setbacks less than code requires for an accessory structure as well as a structure larger than code allows on property addressed as 1411 W3 63rd Street N. Valley Center, KS 67147.

Fiedler reviewed his staff report stating that the property is unique in that it was split off another lot before the area was annexed into the city limits. Because of this, it does not conform with the size requirements for the zoning district causing the need for this variance. The applicant wants to build an accessory garage with closer setbacks than code requires as well as to be 925 square feet which is larger than the 720 square feet allowed by code. The setbacks that they are requesting are 8 feet from west side and 5 feet from the rear. Those measurements are determined by the easement line which they are requesting to build up against. Code requires 10 feet from the rear and 15 feet from the side. This area is not served by public sewer so most of the homes have on-site septic or lagoon. Public Works and Sedgwick County were consulted regarding the septic system. Sedgwick County, MABCD staff's opinion was because this is an existing system, if anything were to go wrong with it, the soil is good enough to be able to replace or repair the lines, and they have enough space to meet percolation even if this garage is built. This alleviated staff concerns about making sure the garage would not be built on top of the lines and that they would have enough space if the system had to be replaced. The neighbors

were notified as well as published in the paper, no comments were received. Staff are recommending approval.

Wilson asked if the request is to approve the setbacks as well as the size of the building.

Fiedler responded, yes.

Wilson opened the hearing for comments from the public: 7:05 PM

No members of the public spoke.

Wilson closed the hearing for comments from the public: 7:06 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Wilson made a motion to approve both the setbacks and size variance for V-2026-11. Motion was seconded by Bradley. The vote was unanimous. Motion passed.

2. Review of CU-2026-01, application of Lacey Miller, pursuant to City Code 17.10.09, who is petitioning for conditional use for a contracting shop for a tree service business in a C-2 zoning district on property addressed as 520 S. Ramsey Dr., Valley Center, KS 67147.

Fiedler reviewed his staff report saying that Lacey Miller has requested a conditional use for a contracting shop for a tree service. The property is in a C-2 zoning district. A conditional use is required however the business is not abnormal for the area as the neighboring properties house similar businesses. Everything behind the property is residential. The lot is already fenced, and they plan to rock the area and store their equipment in the fenced area. There is plenty of parking. They are under contract to purchase the building pending approval of the conditional use. There is a potential to add an overhead door to the south side of the building to be able to store some smaller equipment in the building. If that is the case, that would come through the Community Development office for permitting to make sure the building itself is fine to have equipment stored in there as well as office space. We'd make sure that meets code.

Bradley asked if the fence in the back got moved up after the lot was split.

Fiedler responded, yes, it was moved up to the new property line.

This was published in the paper and the neighbors were notified. Only one neighbor reached out with concerns, and it was the owner of the new building going in directly behind the shop. They just wanted to make sure the conditional use was not for the lot of the new build as it used to be part of this lot. Staff recommends approval.

Wilson opened the hearing for comments from the public: 7:10 PM

Andy Miller spoke on behalf of the applicant stating that he wanted to stress that he is not planning to dump debris at the site. The business is expanding and they want a storefront in Valley center to base operations for the area.

Wilson closed the hearing for comments from the public: 7:11 PM

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

3. Review of SD-2026-01, application of KE Miller Engineering, pursuant to City Code 16.04, who is petitioning for approval of a final plat for a 10-acre tract addressed as 2216 E Ford Street Valley Center, KS 67147.

Fiedler reviewed his staff report to note some changes to the plat from when it was heard last month. A drainage easement was added to accommodate the runoff from the pond located on lots 17 and 18 in the Dill Hill Plat. The notes also state that there is a 50ft drainage easement for an outfall from the pond. This lets us and future people know that lots 17 and 18 are responsible for the outfall, not the people who are purchasing lot 2. There are also drafted restricted covenants regarding the outfall and lots 17 and 18's owner, which is currently the same ownership as this plat, that will be signed and conveyed to any future owners. That way it is clear on any title search who is responsible for that outfall and the maintenance of it. We believe all received comments have been addressed to this point. One other item that will be fixed on the plat is that Kristi Cruthers is still listed as the City Clerk, that has been corrected. Staff are recommending approval. The next step is to send this to City Council where they accept any public dedications which in this case is just the road right-of-way at the front of the property.

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

No members of the public spoke.

Bradley asked if the waiver for public water supply is unusual in the area.

Fiedler replied the waiver is for sewer. There is water in front of the property. Our subdivision regulations require all subdivisions to be served by public utilities. However, if it is not feasible, the council can accept a waiver of public utilities. For 2 lots it is not feasible for them to construct their own sewer for half a mile to be served. The same decision was made when Ceterra and Arbor Valley were platted to waive the requirement for public sewer.

Wilson 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, Wilson made a motion to approve SD-2026-01. Motion was seconded by Bradley. The vote was unanimous. Motion passed.

4. Review of SD-2026-02, application of BM Harvest Place LLC, pursuant to City Code 16.04, who is petitioning for approval of a final replat for land located on Southeast of the corner of North Meridian Ave and West 93rd St North (not currently addressed), Valley Center, KS 67147.

Fiedler stated this item was tabled at the last meeting, and staff is still evaluating with the engineer the suitability of the needs of this development with the replat to make sure there is not any additional infrastructure that might be needed because of the replat. So, we are not ready to

bring this back to you this evening. We're asking that it be tabled again to be brought back at the August 25 meeting.

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Wilson made a motion to table SD-2026-02 until the August 25 meeting. Motion was seconded by Phillips. The vote was unanimous. Motion passed.

5. Review of SD-2026-03, application of Alpha Land Surveys, Inc., pursuant to City Code 16.04, who is petitioning for approval of a final plat (replat) for approximately a 53-acre tract not currently addressed, but located on land south of East 5th Street, just east of the West Chisholm Creek Floodway, Valley Center, KS 67147.

Fiedler reviewed his staff report to state that this item is already plated as Trails End addition. When the developer purchased the residential portion of the Trails End addition, they inquired about renaming a couple of the streets. Because the change was not due to a plating error, it requires going through a replat process. The developer and the surveyor, when they provided the replat, had changed two of the street names. They are also changing the name of the plat to Amber Ridge Valley Center because that is what they are calling the development. When staff reviewed the changes, they asked the developer to change the names of the other two streets as well, Eastridge and Stoneridge. There are already streets named Eastridge and Stoneridge in the Prairie Lakes addition that they line up with but don't connect to. From a first responder standpoint, because they will never actually join up, best practice is to not name them the same to prevent confusion. So, the developer has changed those street names as well. Public safety staff also supported the request for the ease of first responders. There are no other changes to the plat except fixing Kristi Cruthers' name on the City Clerk line. Staff recommends approval.

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

Raymond Bretton, the applicant, approached the podium to stand for questions.

Bradley asked why they wanted to change the names.

Bretton responded that it was for marking reasons and the fact that everyone was already referring to it as Amber Ridge. There were also a couple additions to some easements to accommodate Evergy to ensure proper access on both sides of the street.

Wilson closed the hearing for comments from the public: 7:25 PM

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

OLD/UNFINISHED BUSINESS:

1. None

NEW BUSINESS:

1. Discussion on Data Center Regulations

Fiedler started the discussion by stating he and the City Administrator have attended some seminars on data centers to learn the pros and cons of them. Valley Center currently does not have any regulations for or against data centers. The current zoning code has a section for special uses and then it says other as determined appropriate. Staff are asking for feedback on whether the board would want to consider regulations, either for or against. There are a lot of resources to help make the best regulations if we want to allow them. If we don't want to allow them, it would be a simple amendment to exclude them. Any changes to the code would require a public hearing, but it is recommended to hold a public comment opportunity outside of the regular meetings to gather input from the community before staff begin work on drafting anything one way or the other. Right now, we just wanted to have an open discussion to see if the board would like to proceed or not proceed at this point in time.

Janzen asked if the city council has had any discussion on the topic yet.

Fiedler answer, no, they have not yet. And I have not spoken to Cyndra about putting it on one of the August agendas.

Janzen commented that the Sedgwick County Metropolitan Area Planning Department is currently working to create some zoning code and regulations for data centers, so it might be worth it to see where they are at and what they are going to do as a place to start.

Bradley stated that it is important to have a public meeting of some sort to get feedback from the community.

Wilson stated he is not a big fan of blanket statements barring opportunities. To just put out there, no we don't want data centers in our code. I'm not a big fan of that. But I don't want to suggest we add any sort of regulations that would encourage data center activity either. It would have to be a very specific case for us to consider one. So, I don't want to bar it from happening. I'd always be interested in hearing someone's proposal. But at the same time thinking that we probably would lean more restrictive than not as a community. I think following Gary's suggesting and tabling the idea until we see those regulations that are currently being developed might not be a bad strategy either. Just to see where those fall and bring that back to the board as a starting point of do we want to lean into what they've created or make adjustments or steer in the direct opposite direction.

Fiedler stated he will try to get a copy of the regulations being developed by Sedgwick County to review and potentially bring back to the board at the August meeting to let everyone know where they are in the process and potentially making recommendations.

Wilson asked if Valley Center needs to move quicker than Sedgwick County.

Fiedler responded no. I just want to be proactive about this and determine what we want as a community before something is at our door.

2. Discussion on Duplex Regulations

Fiedler opened the discussion by referencing that Derby and Goddard have recently passed some updated regulations regarding duplexes. While their changes were mostly geared toward duplexes some of the changes affect single family homes as well, just for new housing. Fiedler went over some of the possible things that Valley Center could look at changing in their code based on what these two communities and others have adopted. One of the possibilities would be to require that a duplex cannot look exactly like the one next to it or the one directly across the street. They must be different.

Wilson asked if they defined what different means?

Fiedler responded by pulling up some slides to show that they could add a slightly different roof line by adding a dormer or flip the floor plan so the garage is on the opposite side. The changes can be minor. They could even have the same interior floor plan so long as the exterior is different.

Staff have heard some complaints about all the new duplexes looking exactly the same, how there's no front doors, etc. So, we could look at possibly changing our regulations to require some of these changes. Could even look at applying some of these to single family homes as well as duplexes. Another option is to only allow so many homes in a new subdivision to be multi-family.

One piece that will need to be checked is how this affected already plated lots, not sure how other communities implemented this if it was for any new subdivision or if they were able to implement for current subdivisions future phases.

Derby held an open house to receive input from the community and developers before the decision was made.

Bradley stated she would be interested to see how this would change the price of those homes. I would hate to make it less affordable.

Consensus from the board is to have staff bring back some recommendations.

STAFF REPORTS:

1. None

ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

Dalton Wilson – none

Amy Bradley – none

Gary Janzen - none

Paul Spranger - absent

Rick Shellenbarger - absent

Scot Phillips - none

Steve Conway - none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING: At 7:43 P.M., a motion was made by Wilson to adjourn and seconded by Phillips. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

/s/ Kyle Fiedler, Secretary

Dalton Wilson, Chairperson



Date: August 25th, 2026

Present Zoning: RR-1 (Suburban Residential District)

Variance Requests: The applicant, Shelli Miller, pursuant to City Code 17.10.08, is petitioning for a variance to have an accessory structure on a parcel without a principle structure.

Applicants: Shelli Miller

Property Address: 7062 N. Charles St., Wichita, Ks. 67204 (outlined in red below)

Applicant's Reasons for Variance Request:

The applicant is seeking to build a 24'x30' detached garage, to store equipment necessary to maintain the property.



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. This property is around 2 acres, which is very common in the zoning district, it just does not currently have a principle structure on it.

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 August 25th, 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 garage/ storage building on their property to store their equipment indoors.

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 garage will meet code requirements.

Staff Recommendation: Staff recommend approval to have an additional accessory structure without a principle structure at 7062 N. Charles St., Wichita, KS 67204.

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 Shelli L. Miller, 141 N. Park Ave, VC, KS

Phone 316 259-2230 fax# _____

Petitioners Name & Address Shelli L. Miller 141 N. Park Ave, VC, KS, 67147

Phone 316 259-2230 fax# _____

Contact email address [REDACTED] Contact Cell Phone 316 259-2230

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

Variance Requested:

I apply for a variance to place a 24' x 30' metal portable building on my pasture property for the purpose of storing the tractor, implements, & mowers. It is a nice building, coordinated with the others.

Address/Location of Request 7062 N. Charles St, Valley Center, KS 67204

Parcel number(s) 00275802

Property Zoning is now Ag / Ranch

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.

Shelli L. Miller July 24, 2026 _____
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.

City Board of Appeals
City of Valley Center, KS

July 24, 2026

My name is Shelli L Miller, 141 N Park Ave, Valley Center, KS. I own 7062 N Charles St, VC, KS.

I am applying for a variance to permit placement of a 24' x 30' portable metal building with anchors on the Charles St property. The purpose of this building is for storage of the tractor, implements, and mowers.

There is no residence on this property.

There are 3 existing sheds on the property:

Storage shed 10' x 12' north end

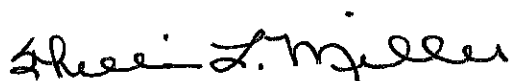
Chicken coop 9' x 15' north end

Loafing shed typical size west side

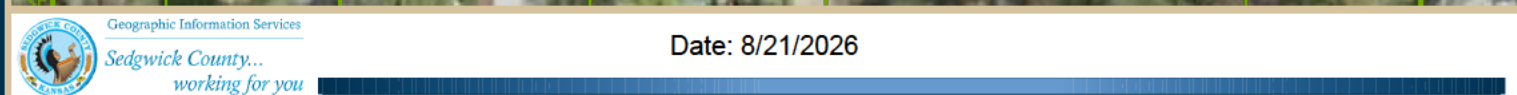
My plan is to place this new building in the middle of the property east of the loafing shed.

I will be happy to answer any questions related to my application.

Thank you for your consideration.

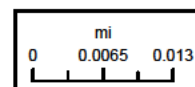
A handwritten signature in black ink that reads "Shelli L. Miller". The signature is written in a cursive, flowing style.

Shelli L Miller, owner



Sedgwick County, Kansas

1:1,128



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.

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August 25th, 2026

To: Planning and Zoning Board

From: Kyle Fiedler, Community Development Director

Subject: SD-2026-02

At the June 23rd, 2026 meeting this item was tabled to the July 28th, 2026 meeting and subsequently tabled to the August 25th, 2026 meeting.

Staff are recommending the Planning and Zoning Board table this item to the September 22nd, 2026 Planning and Zoning Board meeting. Staff are waiting to receive a traffic memo before proceeding with a recommendation on the final plat.

Sincerely, Kyle Fiedler, Community Development Director