

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

Tuesday, June 23, 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, and Scot Phillips

Members Absent: Gary Janzen, Steve Conway, Rick Shellenbarger

City Staff Present: Kyle Fiedler, Sabrina Young

Audience: Kirk Miller, Garrett Witthar, Dale Langer

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 May 26, 2026 meeting minutes with an amendment to update the chairperson's signature line. The motion was seconded by Phillips. Motion passed unanimously.

COMMUNICATIONS: None

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

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

Fiedler reviewed his staff report and explained that the lot is currently 10-acres, and the applicant is proposing to split it into two 5-acre tracts. Notification was published in the paper and neighbors were notified. The only communication received was someone asking for a copy of the plat but did not state if they were for or against the split. No major changes to the lot lines or the right of way are planned. There are some questions regarding drainage. There is a pond north of the property that drains through proposed lot 2 and there is a question of putting in a drainage easement for it. That will be considered during the final plat. Staff are recommending approval of the preliminary plat.

Wilson opened the hearing for comments from the public: 7:04 PM

Kirk Miller, with Miller Engineering, the project agent, spoke to the drainage of the lot. They are looking at an easement at the south end as the drainage under the road is not quite sufficient for a 100-year storm. Want to make sure nobody builds in that area.

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 SD-2026-01. Motion was seconded by Bradley. The vote was unanimous. Motion passed.

2. Review of SD-2026-02, application of SEH, 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 that the applicant did not submit all the required documentation in time and requested the Board table this item and hold the public hearing at the next 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 to the July 28th, 2026 meeting. Motion was seconded by Phillips. The vote was unanimous. Motion passed.

OLD/UNFINISHED BUSINESS:

1. None

NEW BUSINESS:

1. None

STAFF REPORTS:

1. None

ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

Gary Janzen - absent
Paul Spranger - absent
Rick Shellenbarger - absent
Scot Phillips - none
Steve Conway - none
Dalton Wilson – none
Amy Bradley – none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING: At 7:10 P.M., a motion was made by Wilson to adjourn and seconded by Bradley. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

/s/ Kyle Fiedler, Secretary

Dalton Wilson, Chairperson