

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

Tuesday, August 25, 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, Paul Spranger, Steve Conway, Rick Shellenbarger, and Scot Phillips

Members Absent: Gary Janzen

City Staff Present: Kyle Fiedler

Audience: Shelli Miller, Jose Moreno

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

APPROVAL OF DRAFT MINUTES: Wilson made a motion to approve July 28, 2026 meeting minutes. Motion was seconded by Spranger. Motion passed unanimously.

COMMUNICATIONS: None

PUBLIC HEARING 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.

Fiedler reviewed his staff report stating that this property is two acres on the south end of Valley Center surrounded by homes on about half-acre parcels. The property already has a couple of outbuildings on it. To staff knowledge those buildings were already on the property when it was annexed into the city. Code requires a principal dwelling to exist before an accessory can be built. This variance request is to build an accessory structure large enough for a mower and tractor implements used to maintain the property. The property owner is a resident of Valley Center; she just does not live on this property. Notice was published in the paper and sent to the neighbors. No communication was received. The proposed location of the building is near the middle of the property so there are no setback issues. Staff recommends approval.

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

No members of the public spoke.

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

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Wilson made a motion to approve V-2026-12. Motion was seconded by Bradley. The vote was unanimous. Motion passed.

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.

Fiedler stated we're asking that this item be tabled again to be brought back at the September 22 meeting. They are conducting a traffic study for this re-plat because one was not originally done as it should have been.

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 September 22 meeting. Motion was seconded by Spranger. The vote was unanimous. Motion passed.

OLD/UNFINISHED BUSINESS:

1. Discussion on Data Center Regulations

Fiedler started by reviewing that at the last meeting, the board asked to wait until this had been brought up at City Council to know which direction they would like to go. The council asked for more information at the last meeting. Fiedler referenced a factsheet handout that highlights the different types of data centers going over sizes, uses, power usage, who would be using it, etc. Staff have reached out to Evergy to see what capacity they have to provide energy for a data center. We don't want to allow something in code that Evergy would not be able to support. A full presentation is being prepared for the council to answer their questions. Based on the direction they choose, Fiedler will draft proposed changes. Those could be presented at the September meeting; however no actual changes would be voted on until November or December to ensure proper notification to residents is sent out. Board recommended adding community benefits to the presentation and asking local businesses how they feel about having these in the community.

2. Discussion on Duplex Regulations

Last month Fiedler presented a few slides from a presentation from a neighboring community to discuss duplex regulations. For this meeting he has brought the entire presentation those slides originated from. At this point, no draft regulations have been created. The idea was brought up at council the week before this meeting and they in general seemed supportive of putting in some sort of regulations for duplexes or some standards.

NEW BUSINESS:

1. None

STAFF REPORTS:

1. None

ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

Dalton Wilson – none

Amy Bradley – none

Gary Janzen - absent

Paul Spranger - none

Rick Shellenbarger - none

Scot Phillips - none

Steve Conway - none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING: At 7:20 P.M., a motion was made by Wilson to adjourn and seconded by Spranger. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

/s/ Kyle Fiedler, Secretary

Dalton Wilson, Chairperson