



City of
VALLEY FALLS

Incorporated May 17, 1869

**Planning & Zoning Commission
Agenda**

August 10, 2023 6:30 PM
Regular Meeting

CALL TO ORDER
ROLL CALL
MINUTES - Regular Meeting of July 6, 2023

BUSINESS ITEMS:

- a. Double Frontages
 - i. Draft Ordinance
 - ii. Public Hearing Notice

NEXT MEETING DATE: September 14th, 2023

ADJOURNMENT



City of
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Incorporated May 17, 1869

**Planning & Zoning Commission
Minutes**

July 6, 2023, 6:30 PM
Regular Meeting

CALL TO ORDER - Dean Leader called the meeting to order at 6:33 PM.

ROLL CALL - Dean Lederer, Matt Strickler, Jayson Oliver, & Jerry Heinen were present. Matt Hisey and Jesse Nickelson were absent

MINUTES - Matt moved to approve the minutes from the meeting on May 30, 2023. Jerry seconded the motion. Motion carried 4-0.

PUBLIC HEARING - The Public Hearing was opened for the variance request at 920 Walnut St. Hearing no public comment, the public hearing was closed.

BUSINESS ITEMS:

1. 902 Walnut St Variance Request - Jerry moved to approve the variance request for 920 Walnut St. Jason seconded the motion. Motion carried 4-0.
2. Double Frontage - The group discussed ways to amend the current regulations that no longer requires two front yard setbacks on double frontage lots. An ordinance will be drafted to only require one front yard setback and the other front yard setback will meet side yard setbacks for that zoning district. The front yard setback will be assigned to the frontage that establishes the address for the property.

ADJOURNMENT:

Jerry moved to adjourn the meeting at 6:55 PM. Matt seconded the motion. Motion carried 4-0

ORDINANCE NO. 16-221

AN ORDINANCE AMENDING THE ZONING REGULATIONS OF THE CITY OF VALLEY FALLS, KANSAS, AS ORIGINALLY ADOPTED BY ORDINANCE NO. 16-201, AND INCORPORATING AS A PART THEREOF AMENDMENTS TO, ARTICLE 21 SUPPLEMENTARY HEIGHT, AREA, AND BULK REGULATION, SECTION 103 MODIFICATION OF AREA REGULATIONS 3.b. AS SETBACKS ON DOUBLE FRONTAGE LOTS IN CITY LIMITS WITHOUT PRIOR APPROVAL BY THE GOVERNING BODY AS A CONDITIONAL USE PERMIT.

THAT WHEREAS on September 20, 2023, the City of Valley Falls, Kansas enacted Ordinance No. 16-221, of the City of Valley Falls, Kansas for said City, official copies of the same being on file with the City Clerk; and

WHEREAS, the City of Valley Falls Planning Commission has prior hereto and after given due notice held a public hearing on September 14, 2023 and made certain recommendations for amendments as contained herein; and

WHEREAS, the Governing Body of the City of Valley Falls, Kansas desires to approve such amendments to the Zoning Regulations in accordance therein;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF VALLEY FALLS, KANSAS;

Section 1. That in Article 21, Supplementary Height, Area, and Bulk Regulations, Section 103 Modification of Area Regulations 3.b. shall be amended as follows:

3. Front Yards:

b. On double frontage lots, the required front yard shall be provided on only one street frontage. The front yard setback shall be assigned on the street frontage that establishes the address for the property. The other front yard setback shall meet side yard setbacks for that zoning district.

Section 2. That Article 21, Section 103 shall otherwise remain unchanged.

Section 3. This Ordinance shall take effect after its publication once in the official city newspaper.

Passed and approved by the Governing Body of the City of Valley Falls, Kansas on September 20, 2023.

Jeanette Shipley, Mayor

(SEAL)
ATTEST:

Christine Weishaar, City Clerk



City of
VALLEY FALLS

Incorporated May 17, 1854

Public Hearing Notice

TO ALL PERSONS CONCERNED:

You are hereby notified the City of Valley Falls Planning and Zoning Commission will be considering an amendment to the zoning ordinance. The proposed changes for the Zoning Ordinance is as follows:

That in Article 21, Section 103 shall be amended to the following provisions:

ARTICLE 21 - SUPPLEMENTARY HEIGHT, AREA, AND BULK REGULATIONS

SECTION 103: Modification of Area Regulations

3. Front Yards:

b. On double frontage lots, the required front yard shall be provided on only one street frontage. The front yard setback shall be assigned on the street frontage that establishes the address for the property. The other front yard setback shall meet side yard setbacks for that zoning district.

You are hereby notified that a Public Hearing before the City Planning and Zoning Commission will be held in the City Hall, 417 Broadway St, Valley Falls, KS 66088, on the 14th day of August, 2023 at 6:30 p.m. and the Hearing will be reviewed for the purpose of considering the advisability of such amendment.

All persons having an interest in said proceeding should be present and be heard.

Reasonable accommodations will be made available to persons with disabilities.

Requests should be submitted to Christine Weishaar, City Clerk by 4 PM on September 11th, 2023.

DATED at Valley Falls, Kansas this 10th day of August, 2023.

Dean Lederer, Chairman
Valley Falls Planning and Zoning Commission