



City of
VALLEY FALLS

Incorporated May 17, 1869

**Planning & Zoning Commission
Agenda**

September 14, 2023 6:30 PM
Regular Meeting

CALL TO ORDER

ROLL CALL

MINUTES - Regular Meeting of August 10, 2023

PUBLIC HEARING - Zoning Change to Article 21

BUSINESS ITEMS:

1. Recommendation to City Council for Zoning Change to Article 21 for Double Frontage Lots

NEXT MEETING DATE: TBD

ADJOURNMENT



City of
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*Incorporated
May 17, 1869*

**Planning & Zoning Commission
Minutes**

August 10, 2023, 6:30 PM
Regular Meeting

CALL TO ORDER - Dean Leader called the meeting to order at 6:41 PM.

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

MINUTES - Matt moved to approve the minutes from the meeting on July 6, 2023. Jason seconded the motion. Motion carried 4-0.

BUSINESS ITEMS:

1. Double Frontage - The group approved the verbiage in the draft ordinance to change Article 21 of the Zoning Regulations. A public hearing was set for September 14, 2023 at 6:30 PM to hear the changes.

ADJOURNMENT:

Matt moved to adjourn the meeting at 6:44 PM. Jason 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