



*City of*  
**VALLEY FALLS**

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*Incorporated May 17, 1869*

**Planning & Zoning Commission  
Agenda**

The City Council meeting is open to the public and will be held at City Hall.

Meetings will be streamed via Facebook Live (<https://www.facebook.com/cityofvalleyfalls>) Please email questions to [cityadmin@valleyfalls.org](mailto:cityadmin@valleyfalls.org) before the meeting.

April 13, 2023 6:30 PM  
Regular Meeting

CALL TO ORDER

ROLL CALL

MINUTES - Regular Meeting of March 9, 2023

PUBLIC HEARING - Proposed Changes to Zoning Ordinance for Shipping Containers

That in Article 22, Section 104 shall be amended to add the following provisions:

**ARTICLE 22 - SUPPLEMENTARY USE REGULATIONS**

**SECTION 104: Conditional Uses Enumerated: The following Conditional Uses may be approved by the Governing Body as provided in this Article**

37. Freight shipping containers, rail cars, semi-trailers, truck boxes, metal storage containers or any other similar shipping container shall not be used as an accessory building or for storage

BUSINESS ITEMS:

1. Recommendation to Governing Body of change to Zoning Ordinance for Shipping Containers
  - a. Ordinance #16-219

NEXT MEETING DATE:

ADJOURNMENT



*City of*  
**VALLEY FALLS**

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*Incorporated May 17, 1869*

**Planning & Zoning Commission  
Minutes**

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March 9, 2023 6:30 PM  
Regular Meeting

CALL TO ORDER - Dean Lederer called the meeting to order at 6:40 PM.

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

MINUTES - Jason moved to approve the minutes from the meeting on January 12, 2023. Matt Hisey seconded the motion. Motion carried 5-0.

**BUSINESS ITEMS:**

1. Zoning Change for Shipping Containers - The group discussed whether to do a conditional use permit for all types of freight shipping containers, rail cars, semi-trailers, truck boxes, metal storage containers and other similar containers or to ban certain types of containers.

Jesse moved to accept the proposed changes to the zoning ordinance which requires a conditional use permit for all types of freight shipping containers, rail cars, semi-trailers, truck boxes, metal storage containers and other similar containers, and set the public hearing for such changes on April 13<sup>th</sup>. Matt Hisey seconded. Motion carried 5-0.

The next meeting is set for April 13, 2023 at 6:30 PM.

**ADJOURNMENT**

Jesse moved to adjourn the meeting at 7:04 PM. Jason seconded the motion. Motion carried 5-0.



*City of*  
**VALLEY FALLS**

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*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 22, Section 104 shall be amended to add the following provisions:

**ARTICLE 22 - SUPPLEMENTARY USE REGULATIONS**

**SECTION 104: Conditional Uses Enumerated: The following Conditional Uses may be approved by the Governing Body as provided in this Article**

37. Freight shipping containers, rail cars, semi-trailers, truck boxes, metal storage containers or any other similar shipping container shall not be used as an accessory building or for storage

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 13<sup>th</sup> day of April, 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 April 7<sup>th</sup>, 2023.

DATED at Valley Falls, Kansas this 10<sup>th</sup> day of March, 2023.

Dean Lederer, Chairman  
Valley Falls Planning and Zoning Commission

**ORDINANCE NO. 16-219**

**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 22, SECTION 104, AS THEY RELATE TO FREIGHT SHIPPING CONTAINERS, RAIL CARS, SEMI-TRAILERS, TRUCK BOXES, METAL STORAGE CONTAINERS OR ANY OTHER SIMILAR SHIPPING CONTAINER SHALL NOT BE USED AS AN ACCESSORY BUILDING OR FOR STORAGE IN CITY LIMITS WITHOUT PRIOR APPROVAL BY THE GOVERNING BODY AS A CONDITIONAL USE PERMIT.**

**THAT WHEREAS** on April 19, 2023, the City of Valley Falls, Kansas enacted Ordinance No. 16-219, 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 April 13th 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 22, Section 104 shall be amended to add the following provisions:

**ARTICLE 22 – SUPPLEMENTARY USE REGULATIONS**

**SECTION 104: Conditional Uses Enumerated: The following Conditional Uses may be approved by the Governing Body as provided in this Article**

37. Freight shipping containers, rail cars, semi-trailers, truck boxes, metal storage containers or any other similar shipping container shall not be used as an accessory building or for storage

**Section 2.** 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 April 19, 2023.**

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Jeanette Shipley, Mayor

(SEAL)  
ATTEST:

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Christine Weishaar, City Clerk