

PLANNING COMMISSION/ZONING BOARD OF APPEALS
VALLEY CENTER

Tuesday, February 23, 2016 7:00 P.M.
CITY HALL, 121 S. MERIDIAN

CALL TO ORDER: Commissioner Park called the meeting to order at 7:00 p.m. with the following members present: Ronald Colbert Sr., Scot Phillips, Matt Stamm, Don Bosken, and Ben Neaderhiser.

Members absent: Gary Janzen, Del James, and Terry Nantkes

Staff Present: Ryan Shrack and Fernetta Phillips

Others in attendance: Shane Burt and Shane Lefever, representing property owner Karolina Robbins.

Meeting started with the Pledge of Allegiance to the American Flag.

AGENDA: A Motion was made by Commissioner Colbert and seconded by Commissioner Stamm to set the agenda. Motion passed unanimously.

APPROVAL OF DRAFT MINUTES:

A motion was made by Commissioner Colbert, to approve the October 27, 2015 minutes. The motion was seconded by Commissioner Neaderhiser. Motion passed unanimously.

COMMUNICATIONS: None

PUBLIC HEARINGS

PUBLIC HEARING BEFORE ZONING BOARD OF APPEALS

Commissioner Parks read the following statement:

Review of LS-2016-01, lot split located at 531 West 2ND Street and involves the splitting of the lot into two parcels, the west parcel containing a residential building with the 531 West 2nd addresses and the east parcel containing a residential building with the 523 West 2nd addresses.

Community Developer, Ryan Shrack read the following petition:

Date: February 23, 2016

To: City Planning Commission

From: Ryan W. Shrack, Community Development Director

RE: Lot Split LS 2016-01

Petition: Karolina Robbins is petitioning for a lot split to separate 531 W. 2nd Street from two, single-family homes to two lots with the east located at 523 W. 2nd Street and the west lot located at 531 W. 2nd Street as shown on the map below:



Due to the petitioner's desire to split lot 21 into two separate parcels; this lot split must be reviewed by the Planning Commission, per the City of Valley Center's Subdivision Ordinance:
"The dividing of a lot in a recorded plat or replat of a subdivision into not more than two parcels which creates an additional lot and meets the criteria established within these regulations."

The west parcel will contain .373 acres with 105 feet of frontage on 2nd Street and the east parcel will contain .213 acres with 60 feet of frontage on 2nd Street.

A public notice was sent out to adjacent property owners. One response was received via telephone, but no concerns were declared.

A recommended motion is on the face of the agenda for this item.

At 7:03 pm Chairperson Park opens hearing for comments from the public. There were no comments from the public.

At 7:04 pm Chairperson Park closed public hearing.

Chairperson Park questioned the other commissioners for any questions or comments. There were no responses.

Based on the City Staff recommendations, public comments and discussion by the Planning Commission, Commissioner Stamm made a motion to approve LS-2016-01. The motion was seconded by Commissioner Colbert. The vote was unanimous.

BOARD OF APPEALS-None

NEW BUSINESS-None

OLD OR UNFINISHED BUSINESS- None

COMMITTEE AND STAFF REPORTS - None

ITEMS BY PLANNING COMMISSION/ZONING BOARD OF APPEALS MEMBERS:

Ronald Colbert –nothing

Matt Stamm – nothing

Danny Park – nothing

Del James-absent

Don Bosken – nothing

Terry Nantkes – absent

Scot Phillips– nothing

Ben Neaderhiser – nothing

Gary Janzen–absent

ADJOURNMENT OF THE PLANNING COMMISSION/ZONING BOARD OF APPEALS

A motion to adjourn was made by Commissioner Stamm and seconded by Commissioner Colbert.

Time of adjournment was 7:06 pm

Respectfully submitted,

Ryan Shrack
Community Development Director
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Minutes to be reviewed and approved by the Valley Center Planning Commission at the next meeting.

Danny Park, Chairperson