

**VALLEY CENTER PLANNING COMMISSION/BOARD OF ZONING APPEALS**  
**7:00 P.M.**  
**NOVEMBER 9, 2010**  
**121 S. MERIDIAN**

Chairman Gary Janzen called the meeting to order at 7:00 p.m. with the following members present: Jaque Davis, Don Bosken, John Dailey, Steve Jackson, Danny Park, Ricky Shellenbarger, Kathryn Schroeder and Dee Wretberg.

Members Absent:

Staff Present: Eldon G. Miller, AICP, CFM, Secretary

Press:

**APPROVAL OF THE AGENDA**

Chairman Janzen move, seconded by Davis to approve the agenda as presented. Vote Yea: Unanimous.

**MINUTES OF OCTOBER 26, 2010**

Chairman Janzen move, seconded by Schroeder to approve the minutes as presented. Vote Yea: Unanimous.

**COMMUNICATIONS**

**ITEMS BY ZONING ADMINISTRATOR**

None

**SUBDIVISION COMMITTEE REPORT**

None

**SITE PLAN REVIEW COMMITTEE REPORT**

Meet on November 8<sup>th</sup> and is inviting the State Historical Preservation Office to their December 13<sup>th</sup> meeting.

**PUBLIC COMMENT**

None

**PUBLIC HEARING**

**L/S-2010-003**

**Applicant:** Isham & Alexander

**Agent:** Ruggles and Bohm. P.A.

At 7:08 p.m., Chairman Janzen called the public hearing to order. Eldon G. Miller, AICP, CFM gave the staff report. Chairman Janzen closed the public hearing at 7:11 p.m. Commissioner Shellenbarger moved, seconded by Davis to approve the lot split. Vote Yea: Unanimous.

## **UNFINISHED BUSINESS**

### **REVIEW OF COMPREHENSIVE DEVELOPMENT PLAN**

Commissioner Park move, seconded by Janzen to report to the City Council that no changes are needed to be made to the Comprehensive Development Plan. Vote Yea: Unanimous.

### **ZONING REGULATION AMENDMENTS**

Commissioner Shellenbarger move, seconded by Dailey to make Metal Buildings a permitted use. Vote Yea: Unanimous. Commissioner Park move, seconded by Schroeder to make it 5 years vested instead of 10 years. Vote Yea: Unanimous. Vice-Chairman Davis move, seconded by Park to publish for a public hearing on December 14<sup>th</sup> with the changes. Vote Yea: Unanimous.

## **NEW BUSINESS**

### **REORGANIZATION OF THE PLANNING COMMISSION**

Commissioner Shellenbarger nominated Janzen for Chairman. Commissioner Park asked if anyone else wants to be chairman. Commissioner Park move, seconded by Dailey to cease nominations. Vote Yea: Unanimous. Election of Janzen as Chairman Vote Yea: Davis, Bosken, Dailey, Jackson, Park, Shellenbarger, Schroeder and Wretberg. Abstain: Janzen

Commissioner Park nominated Davis for Vice-Chairman. Chairman Janzen move, seconded by Park to cease nominations. Vote Yea: Unanimous. Election of Davis as Vice-Chairman Vote Yea: Janzen, Bosken, Dailey, Jackson, Park, Shellenbarger, Schroeder and Wretberg. Abstain: Davis.

Commissioner Park nominated Eldon G. Miller, AICP, CFM for Secretary, seconded by Davis. Chairman Janzen move, seconded by Schroeder to cease nominations. Vote Yea: Unanimous. Election of Eldon G. Miller, AICP, CFM for Secretary. Vote Yea: Unanimous.

### **ITEMS BY PLANNING COMMISSIONERS**

Vice-Chairman Davis stated that she would have the Sign Regulations published in the paper and a link on the website. Also check on permits and fees for garage sales.

Commissioner Bosken appreciated the opportunity to serve on the Planning Commission.

Commissioner Park welcomed the two new members.

Commissioner Wretberg thanked the city for the opportunity to serve on the Planning Commission.

The meeting was adjourned at 8:36 p.m.

Respectfully submitted,

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Eldon G. Miller, AICP, CFM, Secretary

Approved by the Valley Center Planning Commission on December 14, 2010.

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Gary Janzen, Chairman

DRAFT