

VALLEY CENTER PLANNING COMMISSION/BOARD OF ZONING APPEALS
7:00 P.M.
DECEMBER 14, 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, and Dee Wretberg.

Members Absent: Ricky Shellenbarger and Kathryn Schroeder

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

Press:

Commissioner Schroeder arrived at 7:01 p.m.

APPROVAL OF THE AGENDA

Chairman Janzen move, seconded by Jackson to move Items 10A & B to between Items 7 & 8 and to approve the agenda as amended. Vote Yea: Unanimous.

MINUTES OF NOVEMBER 9, 2010

Vice-Chairman Davis move, seconded by Janzen to approve the minutes as amended showing that under Items by Planning Commissioners "Davis would: changed to "Davis would like". Vote Yea: Unanimous.

COMMUNICATIONS

ITEMS BY ZONING ADMINISTRATOR

Eldon G. Miller, AICP, CFM gave a presentation on the Community Rating System.

SUBDIVISION COMMITTEE REPORT

None

SITE PLAN REVIEW COMMITTEE REPORT

Eldon G. Miller, AICP, CFM, discussed the meeting on Historical Preservation.

PUBLIC COMMENT

None

NEW BUSINESS

2011 Planning Consultant

Commissioner Schroeder move, seconded by Park to recommend that the City Council approve the contract with Foster & Associates not to exceed \$5,000. Vote Yea: Unanimous.

2011 Planning Calendar

Commissioner Park move, seconded by Davis to approve the 2011 Calendar. Vote Yea: Unanimous.

PUBLIC HEARING -ZONING REGULATION AMENDMENTS

Chairman Janzen opened the public hearing at 7:30 p.m.

Eldon G. Miller, Secretary verified that on November 18, 2010 a notification was published in the Ark Valley News.

No ex parte communication.

Eldon G. Miller, AICP, CFM, Zoning Administrator presented the staff report on the proposed Floodplain Management Regulation. There were no questions from the public.

Eldon G. Miller, AICP, CFM, Zoning Administrator presented the staff report on the proposed Administrative Adjustment. Al Hobson, 531 W. 3rd Street, stated that the present variance process is fixed not broken. This will put it in the City Administrator's – Zoning Administrator's hands. By leaving it the way it is, it is 9 deciding not 1. Also that this is a waste of time it is not broken. Herb Schuttler, 7048 N Chaparral, stated that it takes power from 9 and gives it to 1. Sam Herr, 8147 Buena Vista Drive, stated that it takes power from 9 and gives it to 1. Steve Price, 7035 N. Chaparral, stated that one case does not justify this. The present regulation is fair for both parties. There was also discussion on who is the Zoning Administrator and the concerns by our Planning Consultant about who is signing and enforcing the regulations. Al Hobson stated that per Mr. Pile per City Policy he is the Zoning Administrator.

Eldon G. Miller, AICP, CFM, Zoning Administrator presented the staff report on the proposed metal dwellings regulation. Neal Wretberg, 9929 N. Meridian, stated that you need to be careful about the terms you use. Chairman Janzen stated that we mean external not interior. Neal Wretberg stated that it should match the neighbors.

Eldon G. Miller, AICP, CFM, Zoning Administrator presented the staff report on the proposed Vesting Rights.

The Public Hearing was closed at 9:05 p.m.

Chairman Janzen moved, seconded by Jackson to recommend to the City Council to approve the new Floodplain Management Regulations. Vote Yea: Unanimous.

Commissioner Park moved, seconded by Davis to disapprove the Administrative Adjustments. Vote Yea: Unanimous.

Chairman Janzen moved, seconded by Schroeder to recommend to the City Council to approve the metal dwellings as a conditional use. Vote Yea: Unanimous.

Vice-Chairman Davis moved, seconded by Bosken to recommend to the City Council to approve the new Vesting Rights. Vote Yea: Unanimous.

The meeting was adjourned at 9:17 p.m.

Respectfully submitted,

Eldon G. Miller, AICP, CFM, Secretary

Approved by the Valley Center Planning Commission on January 25, 2011.

Gary Janzen, Chairman

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