

**VALLEY CENTER
PLANNING COMMISSION/BOARD OF APPEALS
MINUTES**

7:00 P.M., Tuesday, November 27, 2012
Valley Center City Hall at 121 S. Meridian Avenue

CALL TO ORDER:

Chairperson Park called the meeting to order at 7:00 p.m. with the following members present: Don Bosken, Gary Janzen, Danny Park, Ronald Colbert Sr., Terry Nantkes, Ricky Shellenbarger, Dee Wretberg, Del James and Steve Jackson.

Staff Present: Warren Utecht and Deby Taylor, Community Development Department.

AGENDA: A Motion was made by Commissioner Shellenbarger and seconded by Commissioner Wretberg to set the amended agenda. Motion passed unanimously.

APPROVAL OF October 23, 2012 DRAFT MINUTES: Commissioner Jackson made a correction on page 2, under Public Hearing concerning his comment. A motion was made by Commissioner Jackson, seconded by Commissioner Shellenbarger, to accept October 23, 2012 minutes as amended. Motion passed unanimously.

COMMITTEE AND STAFF REPORTS: Community Development Director, Warren Utecht shared the minutes of Pedestrian and Bicycle Facilities Master Plan Steering Committee and explained the updated committee member list that was in the packets.

COMMUNICATIONS: None at this time

PUBLIC HEARING: Chairperson Park opened the hearing for comments from the public at 7:03 p.m. He then call on the Zoning Administrator, Warren Utecht, to provide comments on a petition filed by Mennonite Housing regarding a zoning amendment of the underlying base zoning in the Ridgefield Subdivision Planned Unit Development for lots 47-65 , Block A; Lots 1-14, Block B; and Lots 1-29 , Block C from R-1B One-Family Residential, to R-3 Multi-family Residential. Mr. Utecht used an overhead map to show the proposed lot changes and described the plans for low-income and rental duplexes for the elderly. He then reviewed each criteria for a Zoning Amendment as per 17.11.01.H.

7:16-7:29 p.m. Charity Clark: 8935 N. Kessler, Valley Center; spoke on the proposed development. Mrs. Clark stated that the current Mennonite Housing homes were not well maintained, there were multiple cars per household, and at times un-supervised children were seen in dangerous situations. She distributed hand-outs with pictures and information she had compiled regarding low-income housing and the need for having services and amenities located in a closer proximity to the development. She also voiced the possibility of increased crime and various similar concerns. Charity expressed her desire to see mid-range priced housing that would bring higher quality rentals like the duplexes by the library.

7:30-7:42 p.m. Applicant: Andrew Bias, President/C.E.O. Mennonite Housing, clarified the classification of low-income as opposed to the Mennonite Housing's income eligible program.

Mr. Bias gave a brief history of their homes built in Valley Center and explained the plans for senior duplexes, a club house and open grounds for outside activities. He responded to questions from the Commissioners.

7:42-7:46 p.m. Nick Royal, 704 Wakefield, Valley Center, had questions concerning the location of the senior duplexes. Mr. Royal questioned if or how this might affect their homeowners association. His preference would be to have the single-family homes located all together.

7:46-7:49 p.m. Nancy Anderson, 8701 N. Kessler, Valley Center, asked about the garage size of the duplexes. Her concern was that there were lots of cars and children and felt safety was an issue.

7:49-7:56 p.m. Mennonite Housing Contractor, Doug Bruggeman, 12212 N. Seneca, Valley Center, answered various questions explaining the homes will be a tri-level (view-out) duplexes with partial basements in the rentals and a safety room available in the senior homes. The regular duplexes will have a two-car garage with the senior's having a single-car garage.

Chairperson Park closed the public hearing at 7:56 p.m.

Mr. Utecht's recommendation was that even though this rezoning review is generally positive, the neighborhood and City of Valley Center may want to limit the concentration of rental housing in this one area of the city. Because of this, the following PUD conditions are recommended:

- The greatest density on any replatted lot in Ridgefield Addition should not be greater than duplex housing units, and that the underlying PUD zoning request be changed from R-3 Multi-family to R-2 Two-family zoning.
- To be consistent with the height of the existing single family homes that have been built in the Ridgefield addition, the height of all duplex units be no greater than tri-level units.

Chairperson Park asked the commissioners if they had any ex parte verbal or written communication from a third party prior to this hearing which they would like to share with all the members. No one responded.

Commissioner Bosken felt he would like to drive by the Ridgefield Subdivision before making his decision. He made a motion and Commissioner Janzen seconded to table the rezoning to the December 11, 2012 meeting. Motion passed unanimously.

ALLEY VACATION: CASE NUMBER: VAC-2012-1

Zoning Administrator Utecht, presented the application for the alley vacation west of Cedar Drive between Main Street and First Street, which was tabled at October 23, 2012 meeting. Mr. Utecht stated that he had been in communication with the neighboring property owner and Jeff Niedens the applicant and that an agreement had been reached. He also stated that he had not received any calls or concerns from any other citizens. Chairperson Park asked if the applicant had any questions or comments. He did not.

Based on the City Staff recommendations and discussion by the Planning Commission, Commissioner Janzen made a motion to vacate an alley west of Cedar Drive, between Main Street and First Street, subject to the recording of a utility easement filed in the County Register of Deeds office. Motion was seconded by Commissioner Shellenbarger and the motion passed unanimously.

REZONING: CASE NO. Z-2012-3

123 N. Cedar Drive from C-2 General Commercial to R-2 Two-Family Residential

Zoning Administrator Utecht presented the application for rezoning which was tabled at the October 23, 2012 meeting. Mr. Utecht recommended the zoning change to allow Mr. Neidens to build a rental duplex on the property.

Based on the City Staff recommendations and discussion by the Planning Commission, Commissioner Shellenbarger made a motion to approve the rezoning for 123 N. Cedar Drive and the abutting alley from C-2 General Commercial to R-2 Two-Family Residential. Motion was seconded by Commissioner Colbert and the motion passed unanimously.

NEW BUSINESS

Mr. Utecht reminded that due to the Christmas Holiday, the next Special Planning Commission meeting will be moved up from the normal fourth Tuesday to the second Tuesday (December 11th), consistent with the adopted Planning Commission Calendar for 2012.

Mr. Utecht also informed the commissioners that on November 6th, the City Council denied and referred the Zoning Ordinance amendment back to the Planning Commission, due to Planning Commission bylaw and public notice issues. The December 11th agenda will include a fourth public hearing on amendments to the Zoning Regulations and possible action by the Planning Commission.

ITEMS BY PLANNING COMMISSIONERS:

- Del James - none
- Don Bosken - none
- Gary Janzen - none
- Dee Wretberg - none
- Danny Park - Welcomed the new commissioner, Del James.
- Terry Nantkes - none
- Ronald Colbert Sr. - Mentioned the Pedestrian & Bicycle Facilities Master Plan.
- Steve Jackson - none

ADJOURNMENT:

Motion made by Commissioner Janzen and seconded made by Commissioner Jackson to adjourn. Motion passed unanimously

Time of Adjournment 8:11 p.m.

Respectfully submitted,



Warren Utecht,
Planning Commission Secretary

Minutes approved by the Valley Center Planning Commission on December 11, 2012.

 /Danny Park/
Danny Park, Chairperson
WU/dt