

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

7:00 P.M., Tuesday, January 22, 2013  
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: Gary Janzen, Danny Park, Ronald Colbert Sr., Terry Nantkes, Ricky Shellenbarger, Dee Wretberg, and Steve Jackson. Members absent: Don Bosken, and Del James.

Staff Present: Warren Utecht and Deby Taylor - Community Development Department, and Councilmember Kate Jackson was also present.

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

**APPROVAL OF December 11, 2012 DRAFT MINUTES:** A motion was made by Commissioner Nantkes, seconded by Commissioner Wretberg, to accept December 11, 2012 minutes aswritten. Motion passed unanimously.

**COMMITTEE AND STAFF REPORTS:** Community Development Director, Warren Utecht gave an update of the Pedestrian and Bicycle Facilities Master Plan Steering Committee meeting. The City of Valley Center is hosting a public open house to get input on the Draft Pedestrian and Bicycle Facilities Master Plan on Tuesday, February 19th, 2013 from 6 p.m. to 7 p.m. at Valley Center City Hall. The Draft Plan proposes routes for future walking and biking facilities and identifies options for implementation. At the open house, the Draft Plan will be available and maps of existing and proposed pedestrian and bicycle facilities will be on display. The Draft Plan will be available on February 15, 2013 on the city's website. The Planning Commission will then hold a public hearing on the plan at their February 26, 2013 meeting.

Mr. Utecht also shared a plan for a trail that the Park and Tree Board and the Pride Committee will meet to discuss on Monday night, February 4<sup>th</sup> at 7:00 p.m. The trail would be located in Wetland Park at West 5<sup>th</sup> Street. Commissioner Shellenbarger questioned the use of the wetland and the environmental restrictions. He and Chairperson Park recommended that Mr. Utecht look into availability of grant money. Mr. Utecht stated that this could become a community project and suggested utilizing the Boy Scouts, High School carpenters shop, etc. Commissioner Shellenbarger offered his help with the project.

**COMMUNICATIONS:** None at this time

**PUBLIC HEARING ON REZONING #2013-01:** Zoning Administrator, Warren Utecht, stated that the applicant had requested changes to the original zoning application.

Chairperson Park made the following remarks concerning agenda Item #7: Z 2013-01 to rezone a parcel of land on the southwest corner of 69th and S. Meridian from A-1 Agricultural to C-2 General Business. The public hearing notice was published in the Ark Valley News on December 27<sup>th</sup>, 2012, but subsequently, within the last 15 days, the boundary lines were expanded at the applicant's request.

Based upon the timing of the amended application, proper notice could not be provided in  
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accordance with area notification requirements. Therefore, a public hearing cannot be held on this rezoning petition at this time.

The public hearing will be rescheduled for February 26, 2013. The required notice will be published in the Ark Valley News, and notification letters sent out to property owners based on the expanded boundary proposed for the rezoning.

**UNFINISHED BUSINESS:** none

**ITEMS BY PLANNING COMMISSIONERS:**

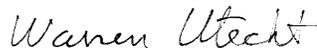
- Gary Janzen - none
- Dee Wretberg - none
- Terry Nantkes - none
- Ronald Colbert Sr. - none
- Danny Park - none.
- Steve Jackson - none
- Ricky Shellenbarger- questioned website updates

**ADJOURNMENT:**

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

Time of Adjournment 7:13 p.m.

Respectfully submitted,



Warren Utecht,  
Planning Commission Secretary

Minutes to be reviewed and approved by the Valley Center Planning Commission on February 26, 2013.

/Danny Park/  
Danny Park, Chairperson  
WU/dt