

**February 10th, 2026 – MINUTES OF REGULAR MEETING
OF VALLEY CITY PLANNING AND ZONING
COMMISSION**

Chair Mike Schell presided and called the meeting to order at 4:00 on Tuesday February 10th, 2026
Commissioners present: Jeff Erickson, Bill Carlblom, Dave Carlsrud, Tim Durham, Joe Tykwinski,
Brian Heath

Others: City Attorney Carl Martineck, City Planner Joel Quanbeck, Acting Secretary/ City Assessor
Tina Drabus, City Engineer Chad Petersen (KLJ), Asst Fire Chief / Building Inspector Lance Coit
City Administrator Gwen Crawford – online - zoom

Commissioner Carlblom moved to approve the minutes from the January 13th, 2025 meeting
seconded by Commissioner Durham. Motion passed with unanimous approval.

Building Inspector Report

Building Inspector /Asst Fire Chief Lance Coit reported. The Public Works Building, The VCSU Sports
Complex are both going well. The Courthouse has a permit for a boiler system. Bridgetown Builders
have permits for two sets of townhomes.

**Public Hearing – Variance Valley City Public School from zoning requirements for landscaping
buffers and tree canopy**

Chair Schell opened the public hearing.

Jon Lowry with Lowry Engineering spoke explaining the variance request for the new Valley City Public
School.

Commissioner Carlblom made a motion to close the public hearing, seconded by Commissioner
Tykwinski

Internal discussion ensued.

Commissioner Carlsrud made a motion to approve the variance based on the finding of facts, and
notwithstanding addition information provided at the public hearing because the variance application
meets the criteria for approval with the condition that minor oriental trees will be substituted for the
planned hedge

Seconded by Commissioner Erickson, followed by a roll call vote and unanimous approval.

Public Hearing – Econo Lodge Variance from the setback requirements of the B-2 zoning district

Chair Schell opened the public hearing.

Commissioner Carlblom made a motion to close the public hearing, seconded by Commissioner Durham
Internal discussion ensued.

Commissioner Carlblom made a motion to approve the variance from the setback requirements of the
B-2 zoning district for the lots created by the proposed Econo Lodge Subdivision plat

Seconded by Commissioner Durham, followed by a roll call vote and unanimous approval.

Discussion – Appointment and terms of planning and zoning commissioners

- Planning and Zoning Commissioners terms are 5-year term
- Terms beginning on July 1st each year
- When 5-year term is up the commissioner needs to be reappointed

Discussion – Planning for data centers

Planning and zoning commission discussed an ordinance should be created with regulations and requirements for data centers. City Attorney Martineck will work on a ordinance and bring back to board for more discussion

Adjourn

Meeting was adjourned at 4:26pm

Attested to by:

Tina Drabus, Acting Secretary of Planning
and Zoning Commission
City of Valley City

Mike Schell Chairman of Planning
and Zoning Commission
City of Valley City