

June 9th, 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 June 9th, 2026

Commissioners present: Jeff Erickson, Bill Carlbom, Dave Carlsrud, Tim Durheim, Joe Tykwinski, Brian Heath

Others: City Administrator Gwen Crawford, City Attorney Carl Martineck, City Planner Joel Quanbeck, Acting Secretary/City Assessor Tina Drabus, City Engineer Chad Petersen (KLJ), Building Inspector Mike Blevins

Attending via Zoom City Engineer Tracy Eslinger (Moore) and Jennifer Feist

Commissioner Bill Carlbom moved to approve the minutes from the February 10th, 2026 meeting seconded by Commissioner Tim Durheim. Motion passed with unanimous approval.

Commissioner Jeff Erickson moved to add a Public Hearing for a Conditional Use Permit for Hi-Line Rentals LLC to the agenda. Seconded by Commissioner Dave Carlsrud

Building Inspector Report

Building Inspector Mike Blevins submitted the current building permit report.

Discussion – Extraterritorial Zoning (Land use along 1-94, and long-term growth planning)

City Planner Joel Quanbeck presented materials regarding the City's current extraterritorial zoning regulations. Quanbeck information suggests the zoning should be changed for future land use. Commissioners recommended Quanbeck to meet with others and come back to the board with more detailed recommendations

Discussion – Lodging Regulations

The Commission discussed definitions and provisions contained within the current lodging ordinance. City Attorney Carl Martineck and City Planner Joel Quanbeck will work together to prepare a draft ordinance for consideration at a future meeting.

Discussion – Future Land Use Plan and Zoning

The Commission discussed current zoning classifications throughout the community. Quanbeck indicated that he will review various areas to determine whether existing zoning designations remain appropriate and consistent with future land use objectives.

Public Hearing – Conditional Use Permit – Hi-Line Rentals LLC

Chair Schell opened the public hearing.

No members of the public were present to speak regarding the Conditional Use Permit application.

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

The Commission discussed the application.

Commissioner Jeff Erickson made a motion to table the application for a conditional use permit for Hi-Line Rentals LLC

Seconded by Commissioner Tim Durham followed by a roll call vote

Erickson – Yes Carlblom – Yes Carlsrud – No Durham – Yes Tykwinski – No

Heath – Yes Schell - No

Motion carried

Adjourn

Meeting was adjourned at 5:16pm

Attested to by:

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

Mike Schell Chairman
Planning and Zoning Commission
City of Valley City