

July 14th, 2026 – MINUTES OF REGULAR MEETING OF VALLEY CITY PLANNING AND ZONING COMMISSION

Chair Mike Schell presided and called the meeting to order at 4:00pm on Tuesday July 14th, 2026

Commissioners present: Bill Carlblom, Mike Bishop, Brian Heath, Tim Durham

Others: City Attorney Carl Martineck, City Planner Joel Quanbeck, Acting Secretary/City Assessor Tina Drabus, Building Inspector Mike Blevins, City Engineer Tracy Eslinger (Moore), Jeff Erickson, Verna Rosland, Travis Carter

Commissioner Bill Carlblom moved to approve the minutes from the June 9th, 2026 and June 15th, 2026 meetings seconded by Commissioner Tim Durham. Motion passed with unanimous approval.

Public Hearing – Conditional Use Permit – Vera Rosland 704 3rd ST NW

Chair Schell opened the public hearing.

Verna Rosland spoke on her plans for a in-home business at 704 3rd ST NW and answered any questions the commissioners had.

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

The Commission discussed the application.

Commissioner Carlblom made a motion to approve the application for a conditional use permit for Verna Rosland at 704 3rd ST NW with the following condition:

1. The proposed use must comply with Fire Code requirements
2. Receive confirmation that the proposed use meets Fire Code requirements from the appropriate city official.

Seconded by Commissioner Bishop. The motion passed on a roll call vote with unanimous approval.

Public Hearing – Variance – Travis Carter 1279 Central Ave N

Chair Schell opened the public hearing.

Travis Carter spoke about why he needs a 2ft variance and answered any questions the commissioners had.

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

The Commission discussed the application.

Commissioner Bishop made a motion to approve the variance application for Travis Carter at 1279 Central Ave N

Seconded by Commissioner Carlblom. The motion passed on a roll call vote with unanimous approval.

Discussion – Pending Text Amendments

City Planner Joel Quanbeck presented information on the current lodging regulations. Quanbeck is working on revisions to clarify the current lodging categories and definitions for length of stay and will present them to the Commission at a future meeting.

Adjourn

Meeting was adjourned at 4:14pm

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