

**October 14th, 2025 – 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 October 14th, 2025
Commissioners present: Jeff Erickson, Bill Carlblom, Dave Carlsrud, Tim Durheim, Joe Tykwinski
Absent: Ian Jacobson
Others: City Administrator Gwen Crawford, City Attorney Carl Martineck, City Planner Joel Quanbeck, Acting Secretary/ City Assessor Tina Drabus, Building Inspector Mike Blevins, City Engineer Chad Petersen (KLJ)

Commissioner Carlblom moved to approve the minutes from the August 12th, 2025 meeting seconded by Commissioner Erickson. Motion passed with unanimous approval.

Building Inspector Report

Building Inspector Mike Blevins sent the permit list to the board of the current permits. Mike commented there has been a couple more single-family homes this year than last year at this time. Commissioners had no questions.

Public Hearing - Zoning map amendment for Valley City Public Schools

Chair Schell opened the public hearing.

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

Commissioner Carlblom made a motion to approve the rezone to Ag District. Seconded by Commissioner Erickson followed by a roll call vote and unanimous approval.

Public Hearing – Zoning map amendment for the City of Valley City

Chair Schell opened the public hearing.

Commissioner Carlblom made a motion to close the public hearing, seconded by Commissioner Durheim
Commissioner Carlsrud made a motion to approve the zoning map amendment for the City of Valley City.
Seconded by Commissioner Tykwinski followed by a roll call vote and unanimous approval.

Public Hearing – Condition Use Permit for Allo Towers

Chair Schell opened the public hearing.

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

Commissioner Carlblom made a motion to approve the Conditional Use Permit for Allo Towers with the following conditions:

1. The proposed tower and tower height are approved by the FAA and meet all the FAA requirements, such as installation of appropriate lighting or beacons to warn aircraft of potential hazard.
2. The proposed tower release site to be at least 225 feet east of the County Road 19 road edge.
3. Barnes County Municipal Airport Manager does not indicate any reservations or objections to the installation in the previous two conditions are met.

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

Discussion on SWMP – changes if built up 1’ above flood elevation and permits for concrete work

Open discussion was had regarding changes if structures are built up 1’ above flood elevation. The City of Valley City currently does not require a permit for concrete work, discussion was had if the requirements should change for concrete work.

Discussion on AIRBNB’S in residential zoning

City Attorney Martineck and City Planner Quanbeck will work on updating the verbiage in the zoning code ordinance regarding AIRBNB’S

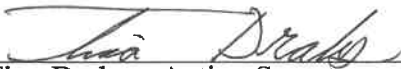
Discussion -Potential rezoning of parcels in Valley City Extraterritorial Jurisdiction

Open discussion on what the zoning is now in the extraterritorial jurisdiction. An ordinance has not been passed to officially zone the EZT. The suggestion was to work towards a official ETZ map.

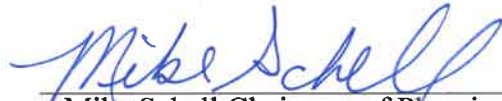
Adjourn

With no other items to discuss, Chair Schell called the meeting to close at 5:20pm

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