

City of Dalton Gardens
Planning & Zoning Meeting Minutes
Thursday, August 24, 2023 @ 6:00 PM

Meeting was conducted in person and via Zoom.

1. **CALL TO ORDER:** Chairman Becker called the meeting to order at 6:00 PM
2. **ROLL CALL:** Present were Commissioners Melissa Cleveland, Ron Sampert and Chairman Mike Becker. Also present, Ryan Hughes- City Planner and Candi Baker- Deputy Clerk. Commissioner Caitlin O'Brien attended via Zoom. Commissioner Chad Haunschild was absent.
3. **APPROVAL OF MINUTES:** **MCleveland made a motion to approve the regular meeting minutes from July 27, 2023. RSampert seconded.**
CO'Brien: yes MCleveland: yes RSampert: yes MBecker: yes Motion Carries.
4. **CITY PLANNER REPORT:** The City Planner reported no special use or variance applications have been submitted, nor subdivisions. Building permits are steady and commercial business license applications are wrapping up. Lot Line Adjustments were presented to the City Council and decided that the proposed amendment needed clarifying the definition, therefore denied the proposed ordinance amendment. Next steps to be determined after the Council consults legal. The City Planner also presented a list of priorities by ranking for consideration of how the commission might direct staff for future projects and agenda items.
5. **PUBLIC COMMENT:**
Opened 6:15 PM Closed 6:24 PM

Sue Supp- 7024 N 16th Street: Addressed the commission regarding platted vs un-platted lots and encouraged the commission to continue refining definitions.

The commission discussed the difference between a re-plat and lot line adjustments.
6. **DISCUSSION OF COMMERCIAL CORRIDOR COMMUNITY ENGAGEMENT:**
The City Planner gave an update of information to be sent to property owners and the commercial district requesting community involvement. The commissioners made minor edits to the draft and discussed best practices for introducing to the public. The commission agrees to present visual aids at the picnic, followed by a survey and letter explaining the desired outcome of involvement. Also interested in creating a QR code to educate the community and promote feedback.
7. **DISCUSSION OF SHORT-TERM RENTALS:** The City Planner reminded the commission that short-term rentals are currently on the list of priorities and informed the commission that residents are contacting City Hall to inquire about City Code compliance of short-term rentals. The City Planner reminded the commission that the City Code is currently silent and asked if the commission would like to begin discussing ideas that might include


provisions for short-term rentals. The commission decided to postpone discussions and address commercial corridor further.

8. **DISCUSSION OF DALTON MARKET:** The commission discussed applying a zone overlay to the specific parcel that allows its current use and adding additional standards and allowances. The City Planner added that this would be a Comprehensive Plan amendment which would require a public process. The City Planner to inquire with legal and update the commission at the September 28, 2023 meeting.

9. **DISCUSSION OF AGENDA ITEMS FOR SEPTEMBER 28, 2023 MEETING:**

- Commercial Corridor
- Dalton Market zoning vs overlay

10. **ADJOURN:** RSampert made a motion to adjourn the meeting. MCleveland seconded. All in favor. Meeting adjourned at 7:11 PM.



Mike Becker, Chairman

ATTEST:



Candi Baker, Deputy Clerk