

DALTON GARDENS P&Z REGULAR MEETING MINUTES

Thursday, August 7, 2025

1. **Call to Order:** The Chairman called the meeting to order at 6:01 p.m.
2. **Roll Call**
 - Present:* Chairman Mike Becker, Commissioner Chad Haunschild, Melissa Cleveland, Ron Sampert & Caitlin O'Brien
 - Absent:*
 - Staff Present:* City Clerk Sandy McFarland & City Planner Jill Ainsworth
3. **Approval of Minutes (Action Item)**
 - Moved by Haunschild and seconded by Sampert to approve the P&Z minutes as presented.
 - Result: Passed**
 - AYES:** Haunschild, Cleveland, Sampert & O'Brien
 - NAYS:** None
 - ABSTAIN:** None
 - RECUSE:** None
4. **Approval of Agenda**
 - a. **Proposed Amendments to the Agenda (Discussion Item)**
 - Chairman Becker announced his intention to add Ordinance 289 to the agenda for discussion. He then requested the City Planner to provide details about the ordinance the Commission would be reviewing.
4. **Public Comment**
 - None
5. **Commission Comments**
 - None
6. **City Planner Report**
 - Jill Ainsworth presented her report to the Commission, noting the potential submission of a subdivision application for 6848 N Government Way. She also reported that a demolition permit will be submitted for Walker's Furniture. Additionally, she informed the Commission that the City Attorney will present code amendments at the next Planning & Zoning meeting.
7. **Public Hearing for Special Use Application SU-25-1**
 - The City Planner presented an overview of the application for SU-25-1, located at 2489 N Dalton Ave. The applicant is proposing to construct a storage unit on a parcel that does not include a principal dwelling. The parcel sits on a section of Dalton Ave that is not maintained by the City and does not meet the City of Dalton Gardens' Road standards.
 - The City Planner also noted that the applicant plans to access the storage unit via an adjacent, privately owned lot, rather than directly from Dalton Ave. The applicant was presented with three options:
 - a) Record a covenant deed ensuring access to the parcel will be solely through the adjacent lot;
 - b) Enter into a development agreement in accordance with City guidelines; or
 - c) Combine the two properties into a single parcel.
 - Travis Haine provided additional information regarding his Special Use Permit, informing the Commission that he does not intend to use Dalton Ave for access to 2489 N Dalton Ave. Instead, he stated that he plans to access the property through his residence at 2507 N Dalton Ave.
 - Scott Cranston, the architect representing Travis Haine, informed the Commission that they have applied for a septic permit for both the house and the shop that are planned to be constructed.

Derrick Jones stated that Dalton Ave is maintained by the City. He expressed a different interpretation of the City Code and noted a lack of consistency permits, applications, and exceptions.

Cheryl Christopherson agrees with Derrick Jones' comments.

Opened 6:19 pm-Closed 6:42 pm

Commissioner Sampert asked Derrick Jones what year he was denied a building permit. Mr. Jones responded that the City denied his permit in 2023.

Reopen 6:43 pm -Closed 6:44 pm

The Commission reviewed the Special Use Permit application SU-25-1, outlining the reasons for both supporting and opposing its approval. They also discussed potential provisions to be added to the property title in the event the applicant decides to sell the property in the future.

Moved by Cleveland and seconded by Sampert to approve the Special Use application SU-25-1 and read the Facts and Findings with recommended conditional stipulations recommended by staff.

Result: Passed

AYES: Cleveland, Sampert & O'Brien

NAYS: Haunschild

ABSTAIN: None

RECUSE: None

8. Discussion of Ordinance 289 Massage Facilities and Spas

This proposed ordinance would serve as an addition to the City's existing regulations. The Commission expressed interest in fast-tracking its adoption for the greater good of the community. They requested that Ordinance 289 be included on the agenda for the next meeting and scheduled for a public hearing.

9. Agenda Items for Next Commission Meeting

* Public Hearing for Ordinance 289

* Temporary Occupancy

* Fence Ordinance

10. Adjournment

Moved by Haunschild and seconded by O'Brien to adjourn.

Result: Passed

AYES: Haunschild, Cleveland, Sampert & O'Brien

NAYS: None

ABSTAIN: None


RECUSE: None

The Chairman adjourned the meeting at 7:23 p.m.

Passed this on 4th day of September.



Mike Becker, Chairman

ATTEST:

Sandy McFarland, City Clerk