

**DALTON GARDENS P&Z REGULAR MEETING MINUTES**  
**Thursday, December 4, 2025**

1. **Call to Order:** Chairman Becker called the meeting to order at 6:00 p.m.
  
2. **Roll Call**  
*Present:* Chairman Mike Becker, Commissioner Chad Haunschild, Ron Sampert & Caitlin O'Brien joined via zoom  
*Absent:* Commissioner Melissa Cleveland  
*Commission 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 Meeting Minutes as presented.  
**Result: Passed**  
**AYES:** Haunschild, Sampert, O'Brien & Becker  
**NAYS:** None  
**ABSTAIN:** None  
**RECUSE:** None
  
4. **Public Comment**  
Sharon Haunschild reminded the Commission of the upcoming Christmas event scheduled for December 5, 2025, from 4:00 p.m. to 5:30 p.m.
  
5. **Commission Comments**  
None
  
6. **City Planner Report**  
Jill updated the Commission on the hearing date for the Kootenai County Area of Impact and noted that Dalton Gardens is not scheduled for the first round of hearings. Lake City Massage has withdrawn both its special use permit and business license applications and will be vacating the tenant space. The Keefer and Krick property require a full lot line adjustment, as the fence was previously assumed to be the property line. SU-25-5 is scheduled for a public hearing in February. Mike Terry, located at 7887 N. 4th Street, has a storage container on his property and has requested to retain it, although it is not permitted under Dalton Gardens City Code.
  
7. **Public Hearing For SU-25-2 at 5624 N Government Way**  
Withdrawn by applicant – no action will be taken
  
8. **Public Hearing for SU-25-4 at 5736 N 15th Street**  
  
**Public Hearing Opened at 6:25 p.m. & Closed Public Hearing at 6:28 p.m.**  
Chairman Becker read an email from Ken Inland expressing his support for SU-25-4  
  
**Public Hearing Re-Opened at 6:28 p.m. & Closed Public Hearing at 6:29 p.m.**

The Planner presented Variance SU-25-4 to the Commission and reviewed her facts and findings report. A brief discussion ensued.

Moved by **Haunschild** and seconded by **Sampert** to approve SU-25-4. Based on the Findings of Facts and Conclusion of Law set forth in the document, The Planning Commission **APPROVES WITH CONDITIONS** The front yard setback variance shall be **limited to 20 feet from the front property line**, which is also the eastern edge of the N 15<sup>th</sup> Street right of way.

**Result: Motion Died**

**AYES:** None

**NAYS:** None

**ABSTAIN:** None

**RECUSE:** None

A subsequent motion was made by **Haunschild** and seconded by **Sampert** to amend SU-25-4 to reflect that the application is a variance, not a special use, due to the absence of a formal variance application. The application will now be recorded as Variance (SU) 25-4. Based on the Findings of Facts and Conclusions of Law, the Planning Commission approved the variance with the condition that the front yard setback be limited to **20 feet from the front property line**, which is also the eastern edge of the N 15th Street right-of-way.

**Result: Passed**

**AYES:** Haunschild, Sampert, O'Brien & Becker

**NAYS:** None

**ABSTAIN:** None

**RECUSE:** None

**9. Consideration of holding a workshop with City Council regarding Fence Ordinance 290**

Moved by **Sampert** and seconded by **Haunschild** to approve holding a workshop with City Council regarding fence ordinance 290.

**Result: Passed**

**AYES:** Haunschild, Sampert, O'Brien & Becker

**NAYS:** None

**ABSTAIN:** None

**RECUSE:** None

**10. Discussion of updating Special Use Ordinance**

Chairman Becker presented the Special Use Ordinance to the Commission and stated that tighter restrictions on special uses should be considered. Brief discussion was had with Commission.

**11. Agenda Items for Next Commission Meeting**

- Workshop with City Council on Fence Ordinance No. 290
- LLA/BLA Ordinance discussion

**12. Adjournment**

Moved by **Haunschild** and seconded by **Sampert** to adjourn.

**Result: Passed**

**AYES:** Haunschild, Sampert, O'Brien & Becker

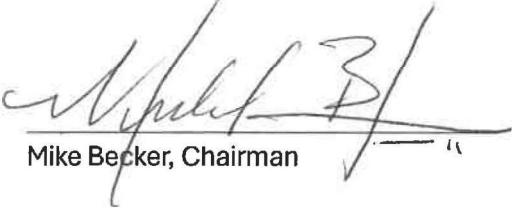
**NAYS:** None

**ABSTAIN:** None

**RECUSE:** None

The Commissioner adjourned the meeting at 6:57 p.m.

Passed this on 6<sup>TH</sup> day of January.



Mike Becker, Chairman

ATTEST:  
  
Sandy McFarland, City Clerk