

City of Dalton Gardens
Planning & Zoning Meeting Minutes
Thursday, May 25, 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 Chad Haunschild, Melissa Cleveland, and Chairman Mike Becker. Also present, Ryan Hughes- City Planner and Candi Baker- Deputy Clerk. Commissioners Caitlin O'Brien and Ron Sampert were absent.
3. **APPROVAL OF MINUTES:** CHaunschild made a motion to approve the regular meeting minutes from April 27, 2023. MCleveland seconded.
CHaunschild: yes MCleveland: yes MBecker: yes **Motion Carries.**
4. **CITY PLANNER REPORT:** City Planner gave the commission an update of the Lot Line Adjustment recommendation to the City Council and the Public Hearing to be discussed at the Council's June meeting. He also reported on the commercial district design considerations, incoming building permits, commercial business license applications, and home-based business license applications being reviewed. No variances to report.
5. **PUBLIC HEARING FOR SU 23-01 AT 115 E HANLEY AVE:** City Planner reviewed and outlined the applicants request to obtain a special use permit to operate a marine and automotive repair shop and presented the commission with the historical use and conditions required to comply with the city's code. Planner recommended the applicant complete the critical materials program and inspection. The Commission had no questions or comments.

Opened 6:08 PM Closed 6:11 PM -No Comments

MCleveland made a motion to approve SU 23-01 with the Conditions of Approval 6.01 and 6.02.

CHaunschild: yes MCleveland: yes MBecker: yes **Motion Carries.**

6. **PUBLIC HEARING FOR SU 23-02 AT 108 E HANLEY AVE:** City Planner reviewed and outlined the applicants request to obtain a special use permit to an automotive repair shop and presented the commission with the historical use and staff findings. Wastewater concerns include a roof covered wash-pad, (building permit to be issued allowing the covered wash-pad to bring property into compliance) re-evaluation of cap fees, critical materials inspection, and prohibit residential use at the commercially zoned property location to come into compliance with current city code.

Robert Norris- 5500 N Government Way: Requested that the commission consider that the property has been used as a residence for over a decade and be permitted as a part of the special use allowance.

The Commission asked applicant Tammy Maskell -6473 W Harbor Drive, about parking for residence and the historical use of the property. The City Planner recommended as a condition of the Special Use Request; the commercial property be brought into compliance with the current city code by prohibiting residential use in the commercial district. Applicants Robert Norris and Tammy Maskell reiterated the request for consideration of approval of Special Use permit with allowance of residential use in commercial district.

Opened 6:32 PM Closed 6:34 PM- No Comments

The Commission discussed the possibility of conversion of residential space to commercial space. Chairman Becker asked for 6.01 to be amended to read Coeur d'Alene Wastewater.

Commissioner CHauschild made a motion to re-open Public Hearing for SU 23-02. MCleveland seconded.

CHauschild: yes MCleveland: yes MBecker: yes Motion Carries.

Opened 6:49 PM Closed 6:53 PM

Robert Norris- 5500 N Government Way: Asked that residential use be considered on the requested commercial property and transferrable to future owners of the property to retain value and clarified that the residential space on commercial property would not exceed more than the existing two units.

Commissioner MCleveland made a motion to approve SU 23-02 with Conditions of Approval to include amendment allowing residents to remain on commercially zoned property with a non-transferrable clause to be. NO second. Motion Denied.

Commissioner CHauschild made a motion to deny SU 23-02. NO second. Motion Denied.

Commissioner CHauschild made a motion to approve the Special Use application SU 23-02 and read the Facts and Findings with recommended conditional stipulations recommended by staff. MCleveland seconded.

CHauschild: yes MCleveland: yes MBecker: yes Motion Carries.

7. PUBLIC COMMENT:

Opened 7:16 PM Closed 7:19 PM

Ray Craft- 931 E Wilbur Ave: Commended the commission for conducting a thorough deliberation of the SU applications.

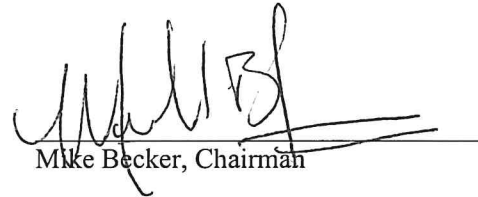
8. DISCUSSION OF COMMERCIAL CORRIDOR COMMUNITY ENGAGEMENT:

Commissioner CHauschild requested to table the discussion of Commercial Corridor Community Engagement to June 22, 2023. The Commission agreed.

9. **DISCUSS AGENDA ITEMS JUNE 22, 2023, MEETING:**

- Discussion of Commercial Corridor Community Engagement

10. **ADJOURN:** MCleveland made a motion to adjourn the meeting. CHaunschild seconded.
All in favor. Meeting adjourned at 7:22 PM.



Mike Becker, Chairman

ATTEST:



Candi Baker, Deputy Clerk

