

DALTON GARDENS P&Z REGULAR MEETING MINUTES

Thursday, November 6, 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, Melissa Cleveland, Ron Sampert & Caitlin O'Brien
Absent: None
Commission Staff Present: City Clerk Sandy McFarland & City Planner Jill Ainsworth joined via zoom
3. **Approval of Minutes (Action Item)**
Moved by **Haunschild** and seconded by **Cleveland** to approve the Meeting Minutes as presented.
Result: Passed
AYES: Haunschild, Cleveland, Sampert & O'Brien
NAYS: None
ABSTAIN: Becker
RECUSE: None
4. **Public Comment**
Kathy against SU-25-2
Linda Cross against SU-25-2
5. **Commission Comments**
None
6. **City Planner Report**
Jill Ainsworth provided an update to the Commission on her report, noting that she recently met with Ben Tarbutton, Plan Manager from Kootenai County Community Development. She also reported on current special use permits, upcoming requests scheduled for the December 2025 Planning & Zoning meeting, ongoing code enforcement activities, and SU-25-1 (Haining property). Mr. Haining intends to combine both of his lots.
7. **Public Hearing For SU-25-2 at 5624 N Government Way**
SU-25-2 was addressed at the beginning of the P&Z meeting. For consistency with the published agenda, the minutes reflect this item in its original sequence. Chairman Becker requested that the hearing be deferred to the December 4, 2025, meeting to allow the Commission additional time to review the materials. The Commission also requested that the City Planner and City Attorney attend that meeting.
Moved by **Sampert** and seconded by **O'Brien** to table SU-25-2 until December 4, 2025, meeting.
Result: Passed
AYES: Haunschild, Sampert, O'Brien & Becker
NAYS: Cleveland
ABSTAIN: None

RECUSE: None

8. Public Hearing for SU-25-3 at 6280 N Government Way

Public Hearing Opened at 6:28 p.m. & Closed Public Hearing at 6:35 p.m.

The Planner presented SU-25-3 to the Commission and read her facts and findings report. A brief discussion followed.

Moved by **Cleveland** and seconded by **Haunschild** to approve SU-25-3. Based on the Findings of Facts and Conclusion of Law set forth in the document, The Planning Commission **APPROVES WITH CONDITIONS** Special Use permit SU-25-3 to locate automotive repair shops on the parcel D140036303AA located in the Commercial zone and addressed as 6280 N. Government Way, Dalton Gardens, Idaho.

6.01 The applicant shall require that all tenants' commercial business licenses be maintained in a current status each year. Per 3-1-10, prior to a change of use on a property or a structure, the property owner, business owner, or representative shall notify the city at least ten (10) days prior to the proposed change and provide the city adequate information to determine compliance of applicable codes. Adequate information will include, but is not limited to, a detailed description of the new use. A review by the city shall be conducted prior to the change of use for review of applicable codes to determine compliance. If the use complies with the municipal codes, the city shall provide a notice of compliance that accompanies the business license.

6.02 The applicant shall comply with any and all requirements of the Panhandle Health District for critical material management on the site relative to automotive repair uses.

Result: Passed

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

NAYS: None

ABSTAIN: None

RECUSE: None

9. Consideration of P&Z 2026 Meeting schedule

Moved by **Haunschild** and seconded by **Cleveland** to approve the 2026 Planning & Zoning meeting schedule, with the July meeting date changed to July 9, 2026.

Result: Passed

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

NAYS: None

ABSTAIN: None

RECUSE: None

10. Agenda Items for Next Commission Meeting

SU-25-2 Public Hearing

Variance Public Hearing

SU-25-4 Public Hearing

11. Adjournment

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

Result: Passed

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

NAYS: None


ABSTAIN: None

RECUSE: None

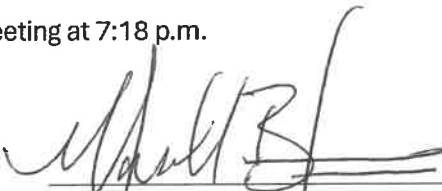
The Commissioner adjourned the meeting at 7:18 p.m.

Passed this on 4 day of December.

ATTEST:



Sandy McFarland, City Clerk



Mike Becker, Chairman