

City of Dalton Gardens

Planning & Zoning Meeting Minutes

Thursday, June 23, 2022 @ 6:00 PM

Meeting was conducted in person and via Zoom.

1. **CALL TO ORDER:** Chairman Becker called the meeting to order at 6:01 PM
2. **INTRODUCTION OF COMMISSIONER CHAD HAUNSCHILD:** Chairman Mike Becker welcomes Chad Haunschuld to the Planning and Zoning Commission.
3. **ROLL CALL OF COMMISSION MEMBERS:** Physically present were Commissioners Chad Haunschuld, Melissa Cleveland, Ron Sampert and Chairman Mike Becker. Commissioner Caitlin O'Brien was absent. Also present were Ryan Hughes- City Planner, Chris Gabbert- City Attorney, Candace Baker- Deputy Clerk.
4. **APPROVAL OF MINUTES:** **RSampert made a motion to approve the regular meeting minutes from May 19, 2022. MCleveland seconded.**
CHaunschuld: aye MCleveland: aye RSampert: aye MBecker: aye Motion Carries.
5. **CITY PLANNER REPORT:** City Council approved language amendments referencing Accessory Dwelling/Living Units in May 2022. Before Council is a Code Compliance manual providing staff steps for violation process and enforcements. Planning and Zoning will have two Special Use Permit hearings for the July 28, 2022 meeting.
6. **CITY ATTORNEY REPORT:** City Council will have Telecom Ordinance Public Hearing, Thursday June 30, 2022.
7. **PUBLIC HEARING FOR SHORT PLAT SUBDIVISIONS:** City Planner gave a description of the current Code for Short Plat Subdivisions and the opportunity to identify improvements and adjustments to the current provisions. Commissioner Sampert requested minor language amendments to the current draft proposal.

Public Hearing Comments Opened at 6:30 PM; Closed at 6:51 PM

- Sue Supp- 7024 N 16th St: referenced the Streeter VS Crandall Short Plat dangers to Dalton Gardens.

Chairman Mike Becker clarified the definition of conformity of lots as defined by City Code.

8. **CONSIDERATION OF RECOMMENDATION TO CITY COUNCIL FOR CODE AMENDMENTS AS PERTAINS TO SHORT PLAT SUBDIVISIONS IN TITLE 5 AND TITLE 6:** MCleveland made a motion to recommend the proposed amendments to Title 5 and Title 6 for short plat subdivisions to City Council with minor changes to 6-6-1-A, 6-6-1-B, and minor language modification. CHaunschuld Seconded.
CHaunschuld: aye MCleveland: aye RSampert: aye MBecker: aye Motion Carries.
9. **DISCUSSION OF HEIGHT MEASUREMENTS OF FENCES AND STRUCTURES**
CALL TO ORDER: City Planner presented illustration of the current written code standard for structural height and discussed amending the design definition of the basic ground

slope/grade allowance. Discussion of adding the language and definition of “average” natural grade. Fence codes and vision triangle for consideration of future meeting.

10. DISCUSSION OF PLANNER PRIORITIES: City Planner gave a list of accomplishments for current and upcoming projects.

- Codifying of recently adopted ordinances
- Revisions of ADU’s
- Commercial district design guidelines
- Cleaning up home based/commercial business licenses
- Short term rental policies
- Sign ordinance
- Camping within city limits

MCleveland suggested that commercial design guidelines be addressed as the next priority and RSampert also suggested sign ordinance and guideline standards.

11. PUBLIC COMMENT: Opened 7:22 PM Closed 7:36 PM

- Lucy Jernigan- 7439 N Davenport: feels that the Commission may be rushing to implement code to save time. Questioned the code regarding 18th Street.
- Kurt Jernigan- 7439 N Davenport: requested clarification of 8’ fencing restrictions.

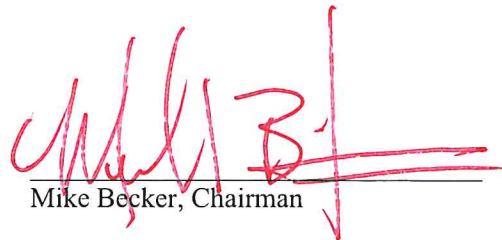
Commissioner Chad Haunschild directed Mr. Jernigan to the Dalton Gardens Code Book.

Chairman Mike Becker reminded everyone of the mission and purpose of the Planning and Zoning Commission and the capacity at which the commission operates.

12. AGENDA ITEMS FOR 07/28/2022 AGENDA ITEMS:

- Special Use Permits
- Commercial Design Standards/Restrictions
- Sign Code

13. ADJOURN: Chairman Becker adjourned the meeting at 7:39 PM.


Mike Becker, Chairman

ATTEST:


Candi Baker, Deputy Clerk