

Planning and Zoning Commission  
Minutes – February 28, 2023

The Canton Planning and Zoning Commission met at the Depot Viking Room on Tuesday, February 28, 2023, at 7:00pm with the following members present: Chairman Jerry Chaon, Commissioners Dave Gillespie, Tanya Iverson, Ben Oien, and Mike Pederson.

Also present: Assistant Finance Officer Tiffany VanDeKieft.

Visitors: Michael & Kristin Wathier, Shannon Cobb (by phone).

CONSENT CALENDAR

Commissioner Pederson moved and Commissioner Oien seconded to approve the minutes from December 27, 2022, and approve the agenda. All Ayes. Motion Carried.

VISITORS TO BE HEARD - none

PUBLIC HEARING – CONDITIONAL USE HEARING – SHANNON COBB – 1708 HOLIDAY DRIVE – BED & BREAKFAST ESTABLISHMENT

This being the time and place for the conditional use hearing request from Shannon Cobb for a conditional use of 'bed and breakfast establishment' at 1708 Holiday Drive, Chairman Chaon opened the hearing as the Planning & Zoning Board.

No conflict of interest was stated.

Shannon Cobb was available by phone. She briefly explained her request and mentioned that she feels her situation doesn't quite fit the City's bed and breakfast establishment regulations as she has current bookings that exceed the 14-day regulation. Commissioner Oien asked if more than just breakfast is being prepared and Shannon said yes. Commissioner Iverson asked about the length of the stays currently booked and Shannon indicated that the current one is for 3 months and she has another one booked for 3 months otherwise the other bookings are a couple days at a time. Commissioner Iverson asked if she is focusing more on long term rentals and Shannon indicated that it is whatever requests she gets. Commissioner Gillespie mentioned that he had rented his house before he moved to town but that it wasn't like a bed and breakfast, so he asked if she advertises and Shannon said that she just uses the AirBNB site and uses the pre-screen on there. Commissioner Pederson commented that with the 3 month stays that it seems more like a rental. Chairman Chaon mentioned about the meals making it more than a bed and breakfast also.

Chairman Chaon asked for proponents to the issue. Hearing none, Chairman Chaon asked for opponents to the issue. Hearing nothing further, Chairman Chaon closed the hearing.

The Board deliberated regarding the need to revise the zoning regulations as this situation does not entirely fit the current regulations for a bed and breakfast establishment.

Commissioner Iverson moved and Commissioner Pederson seconded to approve the conditional use request for 'bed and breakfast establishment' with the condition that the bookings at this address will be no longer than a month at a time with the exception of current bookings otherwise they would need to transition to rental only (such as 3, 6, 9 month short-term rentals) and that they are grandfathered for 6 months while Planning & Zoning completes a regulation revision. All ayes. Motion carried.

PUBLIC HEARING – CONDITIONAL USE HEARING – MICHAEL & KRISTIN WATHIER – 903 NORTH DAKOTA STREET – MAJOR HOME OCCUPATION, SMALL EVENT HOSTING  
This being the time and place for the conditional use hearing request from Michael & Kristin Wathier for a conditional use of ‘major home occupation, small event hosting’ at 903 North Dakota Street, Chairman Chaon opened the hearing as the Planning & Zoning Board.

Commissioner Pederson pointed out a possible conflict of interest with Commissioner Iverson since she is the Wathier’s neighbor. Commissioner Iverson stated that she has no issue with the request so it was up to the Board to decide if they consider her to have a conflict of interest. No one objected.

Chairman Chaon invited Michael & Kristin Wathier to the podium. They mentioned that when they purchased the house that they realized that with the history of it that it is connected to the community and that they are just the caretakers. They said that they are seeking this conditional use permit to host small events. Commissioner Iverson asked if food would be catered in and they said it would. Commissioner Oien asked about the end time for their events and they indicated 9pm at the latest. Chairman Chaon asked about parking and they indicated that about 6 cars can fit out front, another 6 next to the house, and approximately 20 more elsewhere on the property with possible street parking on Lincoln Street if needed.

Chairman Chaon asked for proponents to the issue. Hearing none, Chairman Chaon asked for opponents to the issue. Hearing nothing further, Chairman Chaon closed the hearing.

Commissioner Oien moved and Commissioner Gillespie seconded to approve the conditional use request for ‘major home occupation, small event hosting’ as stated on the Wathier’s request (which includes having events in the yard) with no additional conditions. All ayes. Motion carried.

#### DIALOGUE

The next meeting should be March 28, 2023.

#### ADJOURNMENT

Commissioner Iverson moved and Commissioner Pederson seconded to adjourn. All Ayes. Motion carried.

Meeting Adjourned.

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Tiffany VanDeKieft  
Assistant Finance Officer