

**Minutes of Meeting
Newton Planning and Zoning Commission
Regular Meeting
August 20, 2024**

ROLL CALL: Board members present: Cantu (5:08), Elbert, Holschuh (5:12), Johnson, Poynter, VanGilder

Board members absent: Woody

STAFF PRESENT: Brian Dunkelberger, Senior City Planner
Varsha Borde, City Planner
Erin Chambers, Community Development Director

A quorum being present, Vice Chair Johnson called the meeting to order at 5:00 PM.

Minutes. Minutes of the previous meeting from August 6, 2024, were reviewed. **Motion** by Poynter, **seconded** by Elbert to approve the minutes. **Voice vote**, approved 4-0.

Public Hearing.

1. ZOA24-1: Text amendments to the City of Newton Zoning Code – general edits and updates. City of Newton, applicant.

Borde reviewed the prepared staff report and invited questions for staff. Johnson asked if Dunkelberger had anything to add. Dunkelberger offered additional context as to why staff regularly pursues code updates such as clarifying any confusing language, revising mistakes, and updating anything that is outdated or does not conform to the adopted comprehensive plan or the applicable state or federal laws.

Johnson asked about the history of “paintball facilities” being a conditional use within the C-A: Arterial Commercial zoning district. Chambers approached the podium and provided history on that listed use and how it was a citizen-led effort years ago and how Poynter was actually on the Commission during that review. The facility that was constructed is no longer in use and the property is now residential. She pointed out how it doesn’t have a significant impact if it remains in the code, but it could certainly be reviewed in the future.

Joel Mills, 2500 W. 15th St. S., inquired about Zoning Codes and if there were state or federal codes referenced. Additionally, he inquired about maximum heights in certain districts and how those numbers are established. Dunkelberger explained how there are best practices and that zoning codes are written based on what is most suitable for a given community. They can be modified and adjusted, but are meant to preserve neighborhood character and things like public health, safety, and welfare along with property values.

Cantu joined the meeting at 5:08 PM.

Hearing no additional comments, Vice Chair Johnson called for a motion to close the public hearing. **Motion** by Poynter to close the public hearing, **seconded** by Elbert. Voice Vote: approved 5-0.

Johnson asked if Commissioners had anything to add. No response. Johnson stated that there were a couple minor grammatical errors that should be addressed prior to final approval.

Motion by Elbert to recommend approval of ZOA24-1: Text amendments to the City of Newton Zoning Code – general edits and updates, **seconded** by Poynter. Roll Call Vote: approved 5-0.

Holschuh joined the meeting at 5:12 PM.

Other Business.

1. Signatures for Rules of Procedure and Bylaws

Dunkelberger presented the revised and finalized Rules of Procedure and Bylaws that the Commission had approved at their last meeting and requested signatures from all members present. All Commissioners present signed.

Motion by Holschuh to adjourn the meeting, **seconded** by Cantu. **Voice vote**, approved 6-0. Meeting was adjourned at 5:14 PM.