

**Minutes of Meeting
Newton Planning and Zoning Commission
Regular Meeting
October 01, 2024**

ROLL CALL: Board members present: Cantu (via zoom), Elbert, Holschuh, Johnson,
VanGilder (via zoom)

Board members absent: Woody, Poynter

STAFF PRESENT: Varsha Borde, City Planner
Brian Dunkelberger, Senior City Planner

A quorum being present, Vice Chair Johnson called the meeting to order at 5:01 PM.

Minutes. Minutes of the previous meeting from August 20, 2024, were reviewed. **Motion** by Holschuh, **seconded** by Elbert to approve the minutes. **Voice vote**, approved 5-0.

Public Hearing.

RZ24-1: Rezoning of property from Ag (A-1) to Light Industrial (I-L) 2300–2400 blocks of N. 19th Ave. E. along the south side.

Borde reviewed the prepared staff report and invited questions for staff.

Tamara Stock who lives at the neighboring property at 1420 E 19th St. N (to the south of the subject property) came to the podium and talked about her property being an ancestral property for 125 years and was the one of the few farms left in the area. She did not want to give up her land. She was worried that the rezoning to Light Industrial from Agricultural zoning would lower the property value of her property. She also said that her property got flooded from a culvert on E 19th St. N that dumped stormwater on to her property. She believed that the development at the subject property would increase the flooding on her property.

Frank Liebl Executive Director, Newton Development Corporation mentioned that there was a lot of interest in this site and the proposed rezoning would be a logical expansion of the Newton Industrial Park.

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

Holschuh asked about the Future Land Use Map. Borde explained that a Future Land Use Map is a guide for future development and need not translate to the actual development.

Johnson wanted the location to be clarified, she said that she was not happy to see farmland being developed for other uses.

Elbert said that we need development and that we will not see growth if we do not allow industrial uses.

VanGilder wanted to know residential versus industrial land values. Craig Armstrong (Development Specialist, City of Newton) answered a question on the property values for lots in Newton. Armstrong said that the Arbor Estates land was bought by the City for a million dollars a few years ago and this property is twice the size of Arbor Estates. Frank Liebl, Executive Director, Newton Development Corporation said there was lots of interest in this site and the proposed rezoning would be the logical expansion of the Industrial Park.

Cantu asked if this would account to spot zoning. Dunkelberger replied that this would not account to spot zoning as no island is being created and there is contiguous Light Industrial zoning to the west of the property. Cantu said that there was a possibility of potential future residential development form the south.

Hearing no additional comments, Vice Chair Johnson called for a motion to close the public hearing.

Motion by Elbert to close the public hearing, **seconded** by Holschuh. Voice Vote: approved 5-0.

Motion by Elbert to recommend approval of RZA24-1: Rezoning of property from Ag (A-1) to Light Industrial (I-L) 2300–2400 blocks of N. 19th Ave. E. along the south side. **Seconded** by VanGilder. Roll Call Vote: approved 5-0.

Other Business. -

Johnson asked if Commissioners there was anything more to discuss. There was none.

Motion by Holschuh to adjourn the meeting, **seconded** by Cantu. **Voice vote**, approved 5-0. Meeting was adjourned at 6:02 PM.