

**Minutes of Meeting  
Newton Planning and Zoning Commission  
Regular Meeting  
January 07, 2025**

ROLL CALL: Board members present: Johnson, Elbert, Holschuh, VanGilder  
Board members absent: Woody, Cantu

STAFF PRESENT: Varsha Borde, City Planner  
Erin Chambers, Community development Director

OTHERS PRESENT: Wally Pelds (Pelds Design)

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

**Minutes.** Minutes of the previous meeting from December 3rd, 2024, were reviewed. **Motion** by VanGilder, **seconded** by Holschuh to approve the minutes. **Voice vote**, approved 4-0.

**Public Hearing.**

**MP25 -1:** Minor Subdivision (1 lot) of property located off of Rusty Wallace Dr. (The Circle Development, applicant)

Borde reviewed the prepared staff report and invited questions for staff. The plat satisfies zoning requirements and the comprehensive plan.

Wally Pelds, Pelds Design Services, 2323 Dixon Street, Des Moines described the plat and explained what will eventually be on the newly created lot 1. Pelds previewed additional future development, projecting 13 outlots. Pelds also discussed the future phases of development and the outlots. After phase 1, other plats would be brought to developers and other interested partners such as hotel groups.

Johnson stated that she was excited about the facility but was concerned about parking and whether the developer was collaborating with the speedway. Pelds said that 1000 parking spaces were being proposed and they would expand parking if needed. They envisioned a ‘campus’ feel. They were also thinking of having the hotel/motel guests to be able to walk to the facility. Three 7-day events were expected to be held at the facility annually. Elbert had some clarifications regarding the maps. Chambers talked about the TIF district.

Johnson asked if there were any more questions.

Hearing no additional comments, Vice Chair Johnson called for a motion to close the public hearing. **Motion** by Holschuh to close the public hearing, **seconded** by Elbert. **Voice Vote:** approved 4-0.

Discussion ensued and the commissioners agreed that the facility would be good for Newton.

**Motion** by Elbert to recommend approval of MP25-1: Minor Subdivision (1 lot) of property located off of Rusty Wallace Dr., **seconded** by Holschuh. VanGilder abstained from voting. Roll Call Vote: approved 3-0.

**ZOA25-1:** Proposal to amend the Newton Zoning Code (Ch. 158). The proposed ordinance amendments to various districts to clarify definitions and allowable locations for kennel, boarding facility, and pound.

Borde reviewed the prepared staff report and invited questions for staff. Chambers clarified the zoning terms. VanGilder enquired about current scenario regarding the number of pets allowed.

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

**Motion** by Holschuh to close the public hearing, **seconded** by VanGilder. **Voice Vote**: approved 4-0.

Discussion ensued and the commissioners agreed that this amendment would be good for Newton.

**Motion** by VanGilder to recommend approval of ZOA25-1: Proposal to amend the Newton Zoning Code (Ch. 158), **seconded** by Elbert. Roll Call Vote: approved 4-0.

**Other Business.** - None.

**Motion** by Elbert to adjourn the meeting, **seconded** by Holschuh. **Voice vote**, approved 4-0. Meeting was adjourned at approximately 5:40 PM.