



Planning & Zoning Commission Meeting Agenda

Tuesday, February 3, 2026 - 4:30 PM

Newton City Hall - Council Chambers
101 W 4th St S
Newton, IA 50208

View this Meeting: Mediacom Channel 12/85/121.12 or www.newtongov.org/cablecast

- I. Call to Order and Roll Call
- II. Review of Minutes of Previous Meeting
 1. Review Minutes of Previous Meeting: 10-21-25
- III. Public Hearing
 1. PP26-1: Preliminary Plat for Arbor Estates Third Addition (N. 9th Ave. E. between E. 23rd St. N. and E. 26th St. N.)
- IV. Other Business
- V. Adjourn

Chair: Dana Woody; **Vice Chair:** Jane Johnson; **Members:** Joshua Cantu, Andrew Elbert, Dana VanGilder, Bob McCormick, Wesley Breckenridge

**Minutes of Meeting
Newton Planning and Zoning Commission
Regular Meeting
October 21, 2025**

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

STAFF PRESENT: Erin Chambers, Community Development Director
Varsha Borde, Senior City Planner
Nicholas Alexander, City Planner

OTHERS PRESENT: Steve Mullan, Newton City Council

A quorum being present, Vice Chair Johnson called the meeting to order at 5:07 PM.

Minutes. Minutes of the previous meeting from October 7, 2025, were reviewed. **Motion** by Holschuh, **seconded** by Elbert to approve the minutes. **Voice vote**, approved 4-0.

Continued Public Hearing from 9-9-2025 and 10-7-2025:

ZOA25-2: Zoning ordinance amendment in regard to urban chickens.

Alexander presented the staff report for this zoning amendment. He discussed the major points of the draft ordinance. He also noted the differences in the code and presented other amendments to be made from the previous meeting on 10-7-2025.

Chambers also noted some of the reasoning for some of the changes and provided more information.

Motion by Holschuh to close the public hearing, **seconded** by Cantu. **Voice vote**, approved 4-0.

Motion by Cantu to recommend approval of the ordinance, with the amendments presented, **seconded** by Elbert. **Roll Call vote, Ayes:** Cantu, Johnson, Holschuh **Nays:** Elbert. Motion fails by 3-1 vote.

Discussion was had about other motions.

Motion by Elbert to send it to City Council with the vote that was made and with the information about the decision, **seconded** by Cantu. **Roll Call vote**, approved 4-0.

Other Business. – Vice Chair Johnson asked staff if there is any other business. Chambers noted that the only thing that is currently in the preliminary stages is the Arbor Estates Third Addition. She noted that most likely sometime in early 2026, the preliminary plat would be going to the commission. Chambers also noted that some of the other times of when the commission would meet would be if there are subdivisions, zoning code language amendments, or zoning boundary changes.

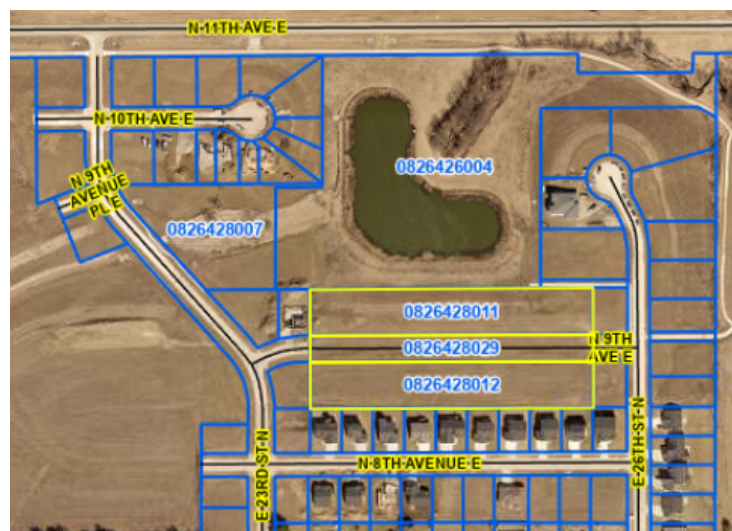
Motion by Cantu to adjourn the meeting, **seconded** by Elbert. **Voice vote**, approved 4-0. Meeting was adjourned at approximately 5:28 PM.

Planning & Zoning Commission Staff Report: PP26-1

Applicant: Newton Housing Development Corporation
 Proposal: Proposed subdivision of land creating 16 new single-family residential lots
 Location: Parcels 0826428012, 0826428029, and 0826428011; extension of North 9th Avenue East between East 23rd Street North and East 26th Street North
 Current Use: Vacant Land
 Current Zoning: R-1: Single Family Dwelling District and R-2: One- and Two-Family Residential

- Arbor Estates Third Addition is a 16-lot residential subdivision located in northeast Newton and it will include the connection of North 9th Avenue East between East 23rd Street North and East 26th Street North.
- The minimum zoning requirements of the R-1 and R-2 zoning districts for single-family homes are as follows:
 - Building Setbacks:
 - R-1: Front - 30 feet, Side - 8 feet, Rear – 30 feet
 - R-2: Front - 25 feet, Side - 8 feet, Rear – 25 feet
 - Minimum Lot Size:
 - R-1: 9,000 sq. ft.; R-2: 8,000 sq. ft.
 - Minimum Lot Dimensions:
 - Lot Width: R-1: 70 feet; R-2: 65 feet
 - Lot Depth (all): 120 feet
 - Lot coverage (all): 40%

- Each proposed lot meets the minimum bulk zoning requirements of the zoning classifications.
- The preliminary plat includes dedicated areas to be reserved for storm sewer & storm water flowage easements.
- Notice of the public meeting was sent to all property owners within 200 feet of the property upon



which the proposed subdivision is to be located. Notice of the meeting was also published in the Newton Daily News.

- *Envision Newton 2042*, the comprehensive plan, shows the subject area on the future land use map as mostly single-family residential. Generally speaking, future land use maps are intended to serve as broad guides for future development but do not always translate to actual outcomes. Regardless, the comprehensive plan specifically recognizes the benefit of residential land uses in the area.
- Housing is an integral component of community development and growth, and it was considered a top priority by respondents throughout the planning process, thus being established as a foundation for the comprehensive plan and Newton's future.
- All local utilities and city departments have received a copy of the revised preliminary plat and were able to provide comments. All feedback from local utilities and city departments were addressed prior to this meeting.
- Review of the Preliminary Plat Process: (step by step)
 - 1.) Pre-application Conference with Staff. (Already done)
 - 2.) Submittal of Application (*Already done*)
 - 3.) Notice to property owners within 200' of subject area and *Newton Daily News* (*Already done*).

4.) Planning and Zoning Review

- a. Consider conformity with the Adopted Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance
- b. Consider recommendations of the City Planner or other reviewing agencies

5.) Planning and Zoning Action

- a. Expressed recommendation of approval or disapproval to the City Council. Any recommendation of approval shall include conditions of such approval.
- 6.) City Council Action
- 7.) Begin construction of the subdivision public improvements
- 8.) Final Plat process after the completion of the public improvements

Recommendation: Staff finds that the preliminary plat is supported by the comprehensive plan and accommodates development of new residential lots and a new street connection for the neighborhoods to the south. This addition would add the N. 9th Ave. E. connection and would complete the area to the east of East 23rd Street North. Staff recommends approval of the preliminary plat.

CITY OF NEWTON, IOWA

PRELIMINARY PLAT FOR

ARBOR ESTATES THIRD ADDITON

JANUARY 2026

PRELIMINARY
NOT FOR CONSTRUCTION,
RECORDING PURPOSES, OR
IMPLEMENTATION.

GOVERNING SPECIFICATIONS

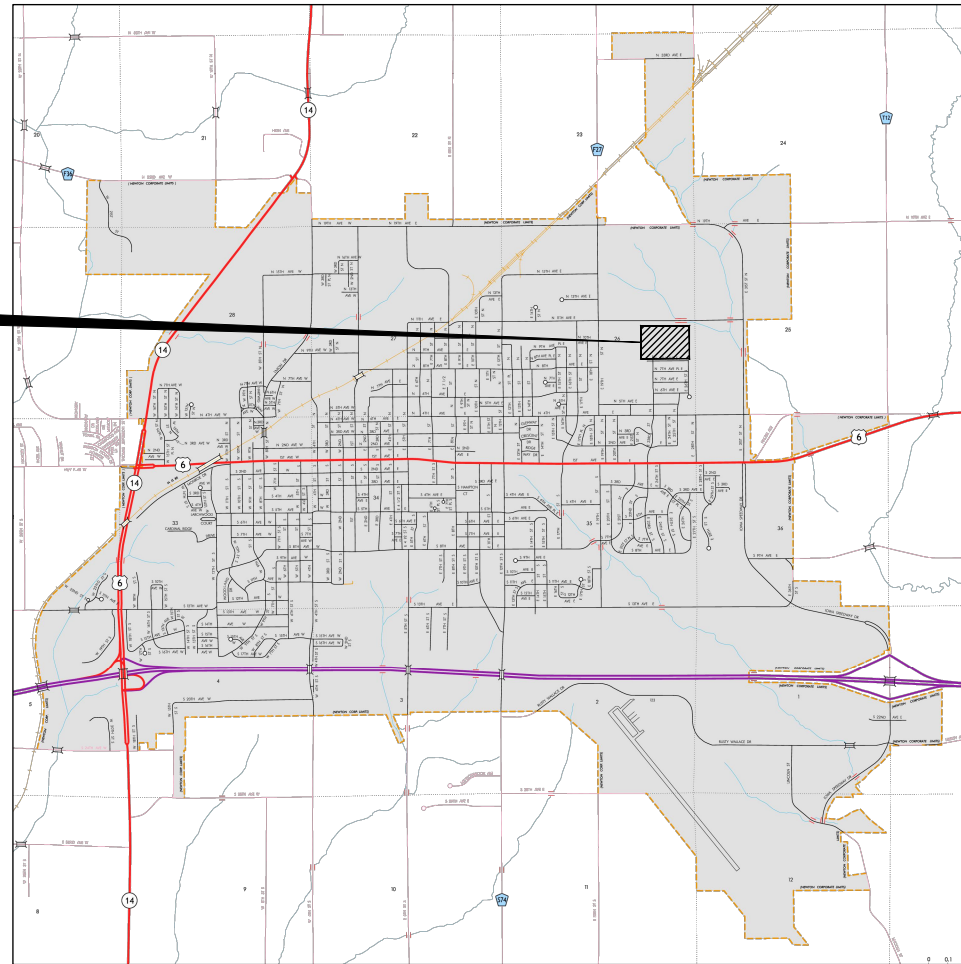
THE 2026 EDITION OF THE "IOWA STATEWIDE URBAN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" (SUDAS) AND 2019 CITY OF NEWTON SUPPLEMENTAL SPECIFICATIONS TO THE 2019 EDITION OF THE SUDAS STANDARD SPECIFICATIONS.

IOWA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", VERSION OCTOBER 2015 AND ALL CURRENT GENERAL SUPPLEMENTAL SPECIFICATIONS AND MATERIALS INSTRUCTIONAL MEMORANDUM SHALL GOVERN AS REFERENCED.

ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

MUTCAD 2009 AS ADOPTED BY IOWA DEPARTMENT OF TRANSPORTATION.

PROJECT LOCATION



MAP OF THE
CITY OF NEWTON
JASPER COUNTY, IA

PREPARED FOR
OWNER & DEVELOPER

NEWTON HOUSING DEVELOPMENT CORPORATION
PO BOX 102
NEWTON, IA 50208

PREPARED BY

BOLTON & MENK
430 E GRAND AVE
SUITE #101
DES MOINES, IA 50309

SUBMITTAL DATE

01-09-2026

LEGAL DESCRIPTION

Arbor Estates 2nd Addition Outlot XX,
Arbor Estates 2nd Addition Lot C, &
Arbor Estates 2nd Addition Outlot WW

ZONING

R-1: SINGLE-FAMILY RESIDENTIAL
R-2: ONE AND TWO-FAMILY RESIDENTIAL



NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW, NOTIFY IOWA ONE CALL 1-800-292-8989

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

PROJECT DATUM

NAD83 IOWA STATE PLANES, SOUTH ZONE, US FOOT (IA83-SF)

SHEET INDEX

SHEET #	SHEET TITLE	REV.	REV. DATE
A.01	TITLE SHEET	B	1/28/2026
A.02	GENERAL NOTES & TYPICAL SECTIONS	A	1/9/2026
A.03	EXISTING CONDITIONS	B	1/28/2026
A.04	PROPOSED ROADWAY ALIGMENTS	A	1/9/2026
A.05	PROPOSED IMPROVEMENTS	B	1/28/2026
A.06	PROPOSED IMPROVEMENTS	B	1/28/2026
A.07	PROPOSED IMPROVEMENTS	B	1/28/2026

PRELIMINARY NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

NAME: JUSTIN E. N. REG. NO. DATE: MY LICENSE EXPIRES ON: DECEMBER 31ST, 2026

ALL SHEETS COVERED BY THIS SEAL: ALL SHEETS

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Phone: (515) 259-9190
Email: DesMoines@bolton-menk.com
www.bolton-menk.com

DESIGNED	REV.	DESCRIPTION	DATE
WFK	A	PRELIMINARY PLAT REVIEW	01-09-2026
JRG	B	PRELIMINARY PLAT REVISIONS	01-28-2026
JEN			
CLIENT PROJ. NO.: 25X141082000			

CITY OF NEWTON, IOWA
ARBOR ESTATES THIRD ADDITION
TITLE SHEET

SHEET
A.01

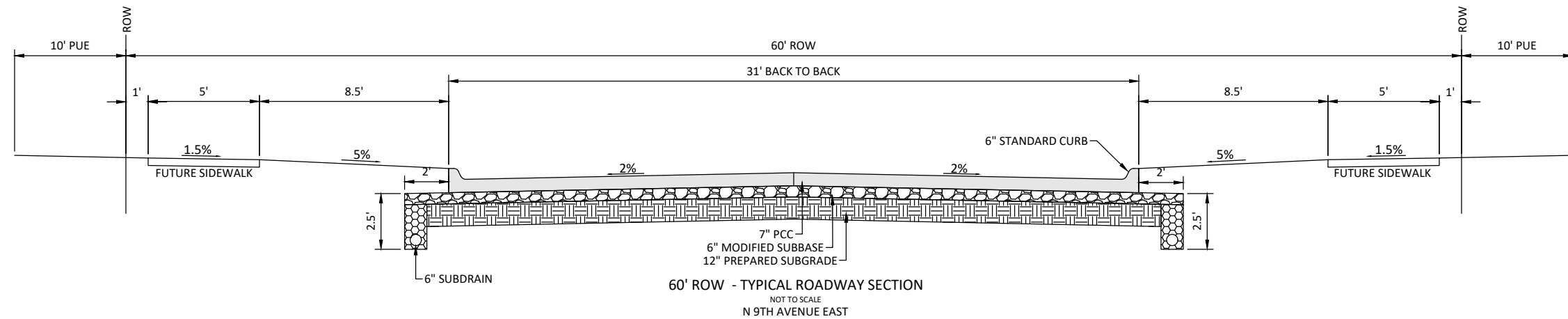
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GENERAL NOTES:

1. ALL PRIVATE UTILITIES WILL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS SHOWN, OR LOCATED WITHIN UTILITY CORRIDORS PROVIDED FOR BY THE CITY'S 'USE OF CITY RIGHTS-OF-WAY BY RIGHT-OF-WAY USERS' ORDINANCE.
2. VEHICLE PARKING WILL BE PROHIBITED ALONG THE NORTH AND EAST SIDES OF ALL STREETS. VEHICLE PARKING WILL BE PROHIBITED ALONG BOTH SIDES OF THE CURVED CONNECTION AT THE EAST END.
3. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
4. CENTRAL IOWA IS A REGION UNDERLAIN BY CLAYEY SOILS WHICH ALLOW FOR A SHALLOW PERCHED GROUNDWATER TABLE. DURING WET PERIODS OF WEATHER, THE GROUNDWATER LEVEL MAY BE LESS THAN SIX FEET BELOW THE SURFACE. THIS CAN RESULT IN GROUNDWATER SEEPING AND FLOWING INTO BELOW GRADE LIVING AND STORAGE AREAS THAT ARE NOT EQUIPPED WITH SUMP PUMPS OR OTHER DEWATERING MECHANISMS.
5. STRUCTURES, BUILDINGS & UTILITIES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT GROUNDWATER AND STORM RUNOFF FROM ENTERING INTO THE SANITARY SEWER SYSTEM.

LEGEND

EXISTING		PROPOSED	
-----	CENTERLINE	-----	ALIGNMENT/CENTERLINE
-----	PROPERTY / LOT LINE	-----	RIGHT-OF-WAY LINE
-----	EASEMENT LINE	-----	WATERMAIN
-----	ROAD RIGHT-OF-WAY LINE	-----	STORM SEWER
----- WM -----	WATER SYSTEM	----- WM -----	SANITARY SEWER
----- >> ST >> -----	STORM SEWER	----- >> ST >> -----	SANITARY MANHOLE
----- > SS > -----	SANITARY SEWER	----- > SS > -----	MANHOLE
----- >> DT >> -----	TILE LINE	----- >> DT >> -----	STORM INLET
----- EO -----	OVERHEAD ELECTRIC LINE	----- EO -----	APRON
----- EU -----	UNDERGROUND ELECTRIC LINE	----- EU -----	WATER SYSTEM MANHOLE
----- G -----	GAS LINE	----- G -----	HYDRANT
----- FO -----	FIBER OPTIC LINE	----- FO -----	VALVE
----- CU -----	UNDERGROUND COMMUNICATIONS LINE	----- CU -----	BEND
----- OU -----	OVERHEAD UTILITY LINE	----- OU -----	TEE
----- X -----	FENCE LINE	----- X -----	PUE
-----	CITY LIMITS	-----	SWFE
-----	TREE LINE EDGE	-----	ACCESS AND STORM SEWER
-----	GRAVEL EDGE	-----	PEDESTRIAN EASEMENT
-----	BITUMINOUS EDGE	-----	
-----	CONCRETE EDGE	-----	
=====	CURB & GUTTER	=====	



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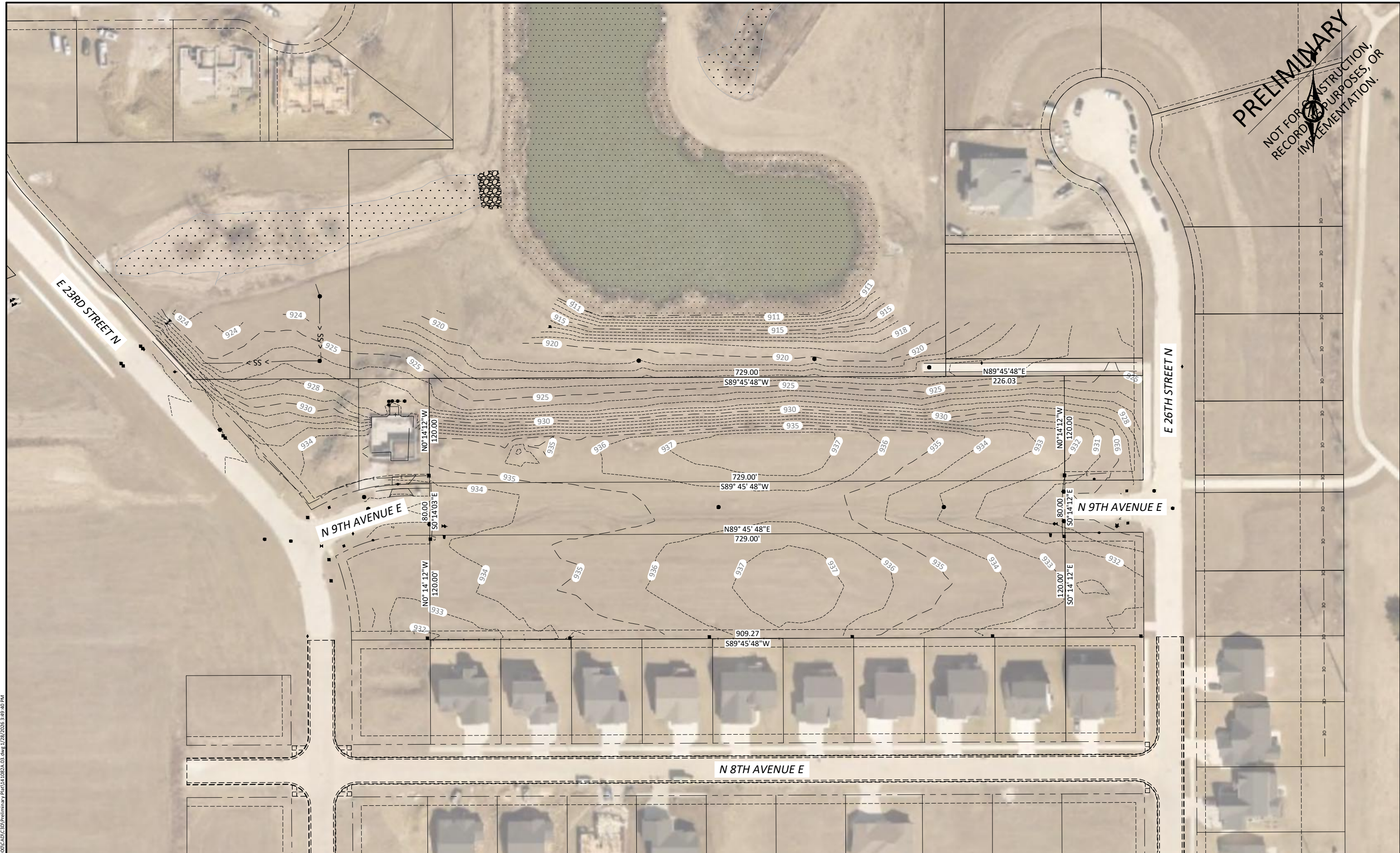
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DESIGNED	REV	DESCRIPTION	DATE
WFK	A	PRELIMINARY PLAT REVIEW	01-09-2026
JRG			
JEN			
CLIENT PROJ. NO.: 25X141082000			

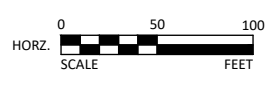
CITY OF NEWTON, IOWA
 ARBOR ESTATES THIRD ADDITION
 GENERAL NOTES & TYPICAL SECTIONS

SHEET
 A.02

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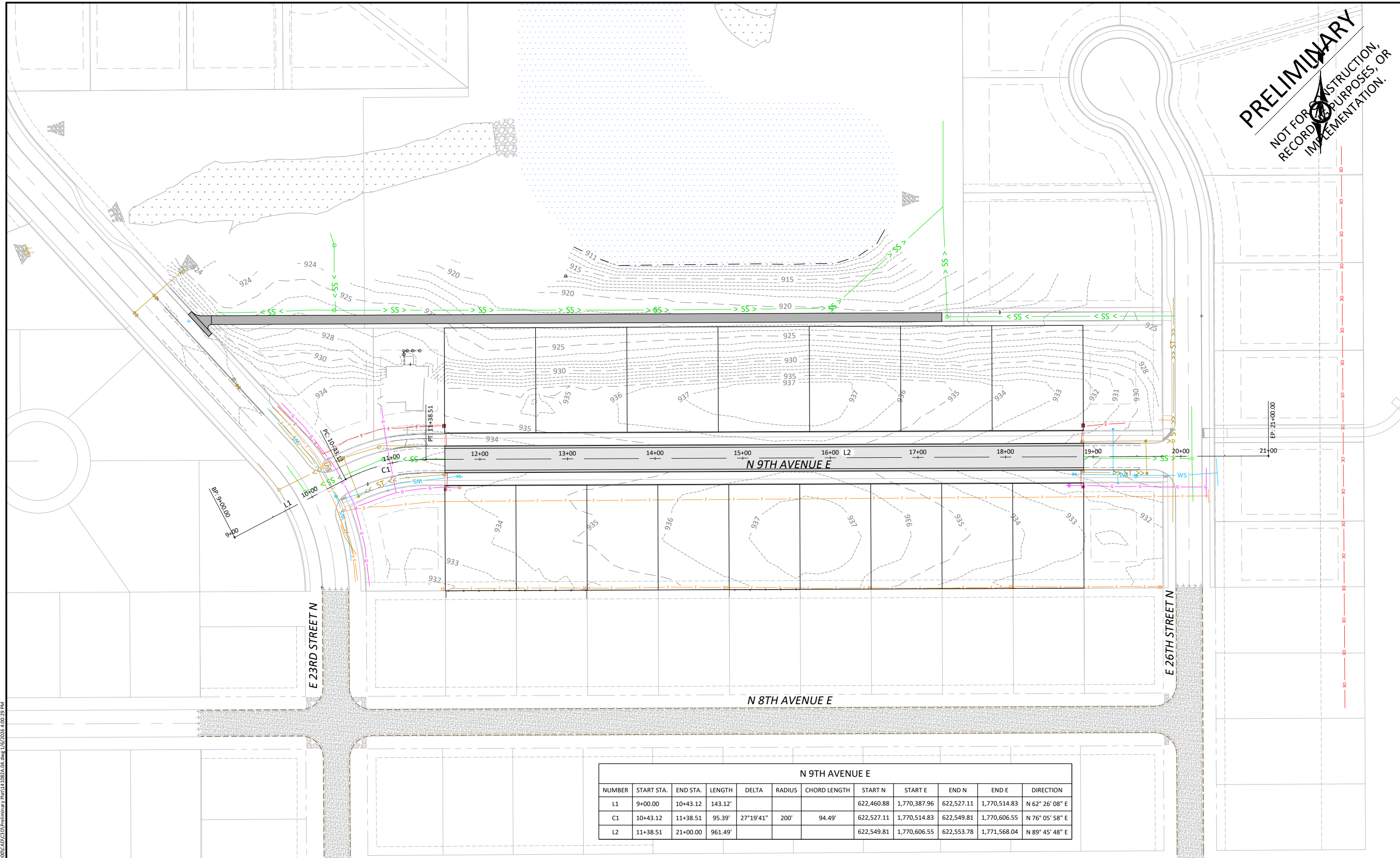
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CITY OF NEWTON, IOWA
 ARBOR ESTATES THIRD ADDITION
 EXISTING CONDITIONS

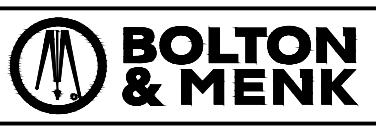
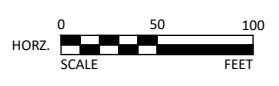
SHEET
A.03

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N 9TH AVENUE E											
NUMBER	START STA.	END STA.	LENGTH	DELTA	RADIUS	CHORD LENGTH	START N	START E	END N	END E	DIRECTION
L1	9+00.00	10+43.12	143.12'				622,460.88	1,770,387.96	622,527.11	1,770,514.83	N 62° 26' 08" E
C1	10+43.12	11+38.51	95.39'	27°19'41"	200'	94.49'	622,527.11	1,770,514.83	622,549.81	1,770,606.55	N 76° 05' 58" E
L2	11+38.51	21+00.00	961.49'				622,549.81	1,770,606.55	622,553.78	1,771,568.04	N 89° 45' 48" E

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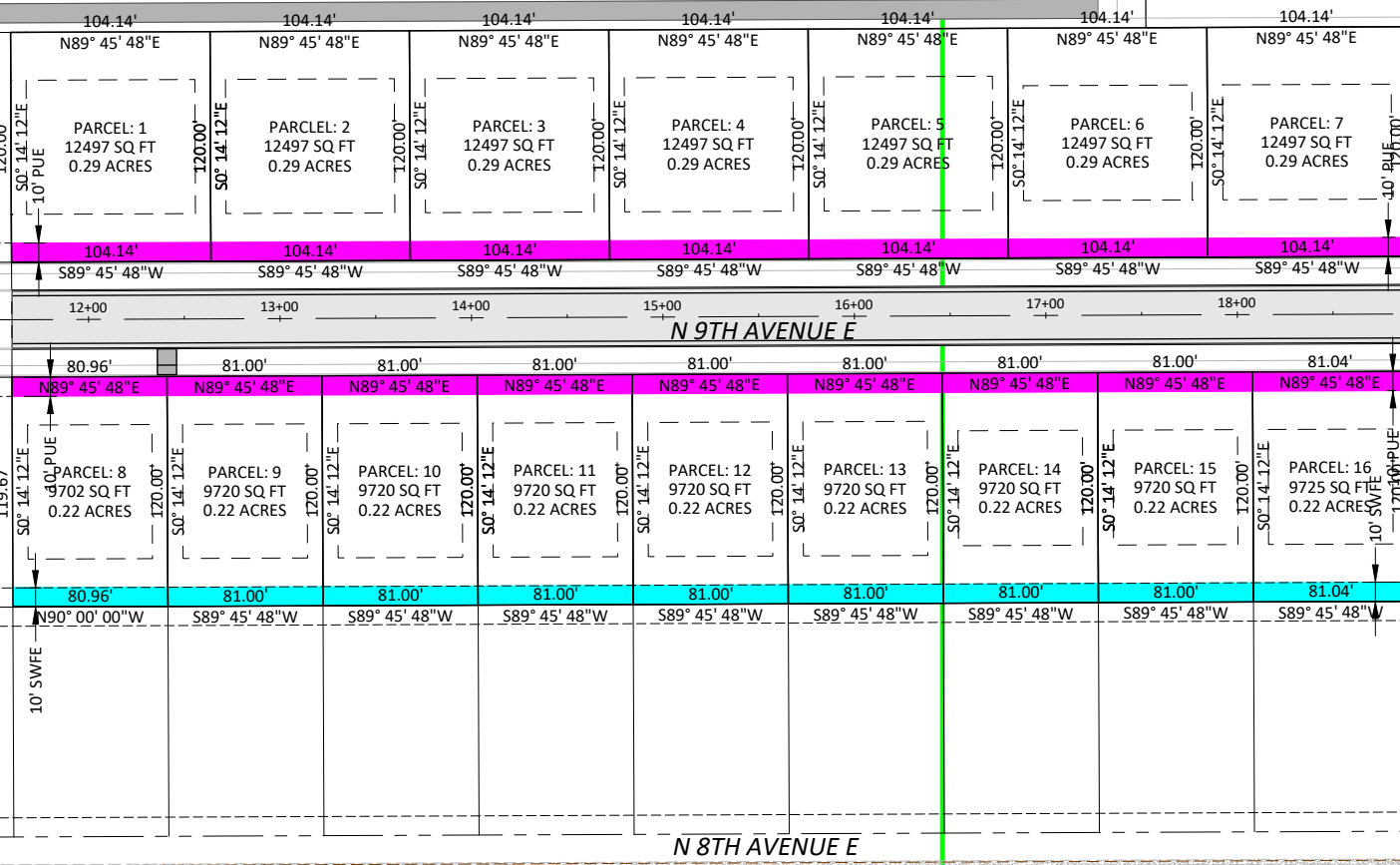
CITY OF NEWTON, IOWA
 ARBOR ESTATES THIRD ADDITION
 PROPOSED ROADWAY ALIGNMENTS

SHEET
A.04

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**R-2
 ZONING**

**R-1
 ZONING**

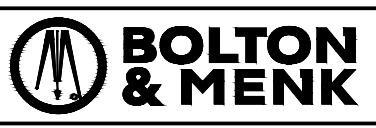
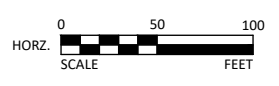


PARCEL COUNT

- R-1 = 5 PARCELS
- R-2 = 11 PARCELS

BUILDING SET BACK REQUIREMENTS:

- R-1: 30' FRONT & REAR LOT SETBACK. 8' SIDE LOT SETBACK.
- R-2: 25' FRONT & REAR LOT SETBACK. 8' SIDE LOT SETBACK.



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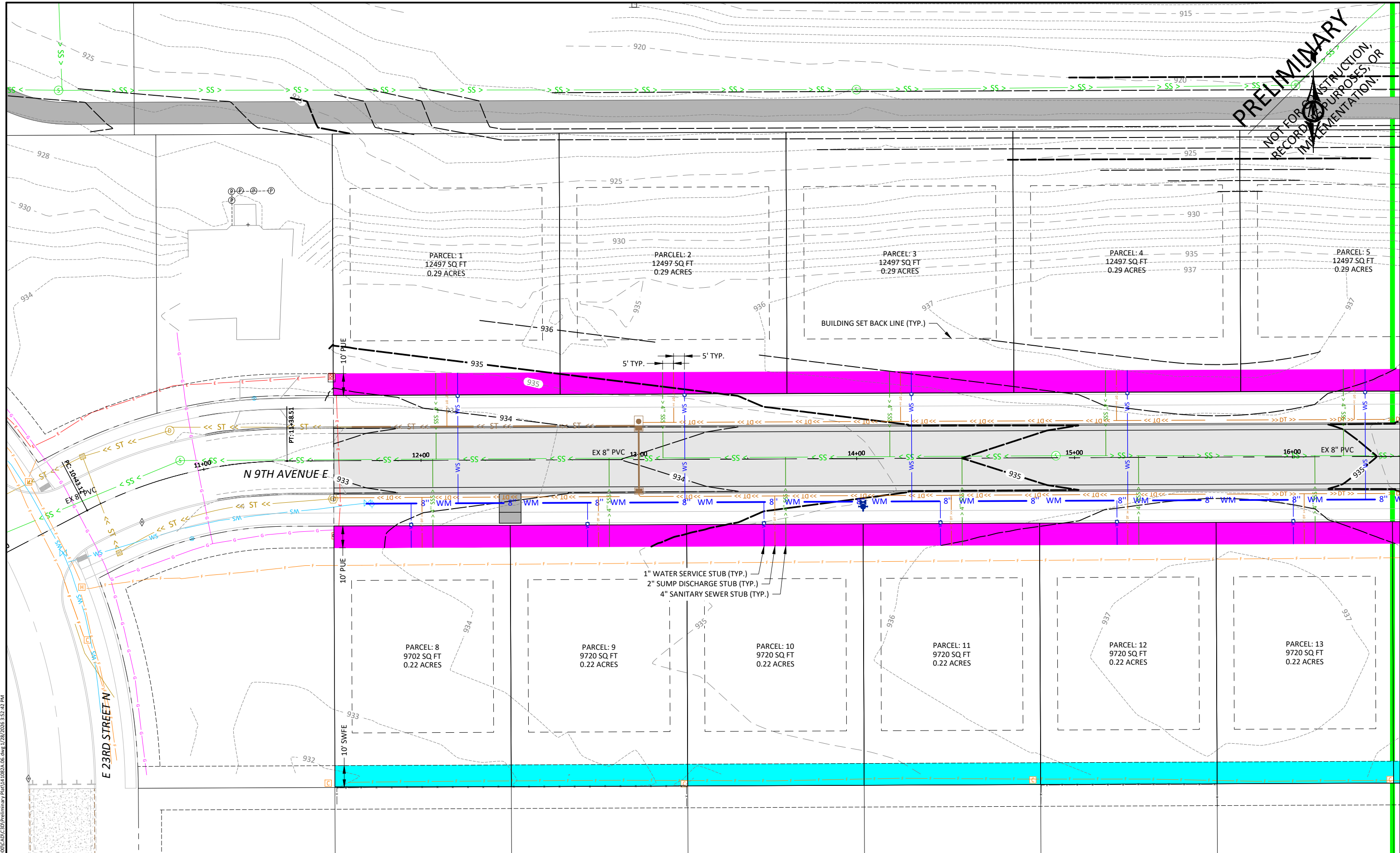
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CITY OF NEWTON, IOWA
 ARBOR ESTATES THIRD ADDITION
 PROPOSED IMPROVEMENTS

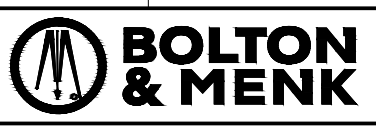
SHEET
A.05

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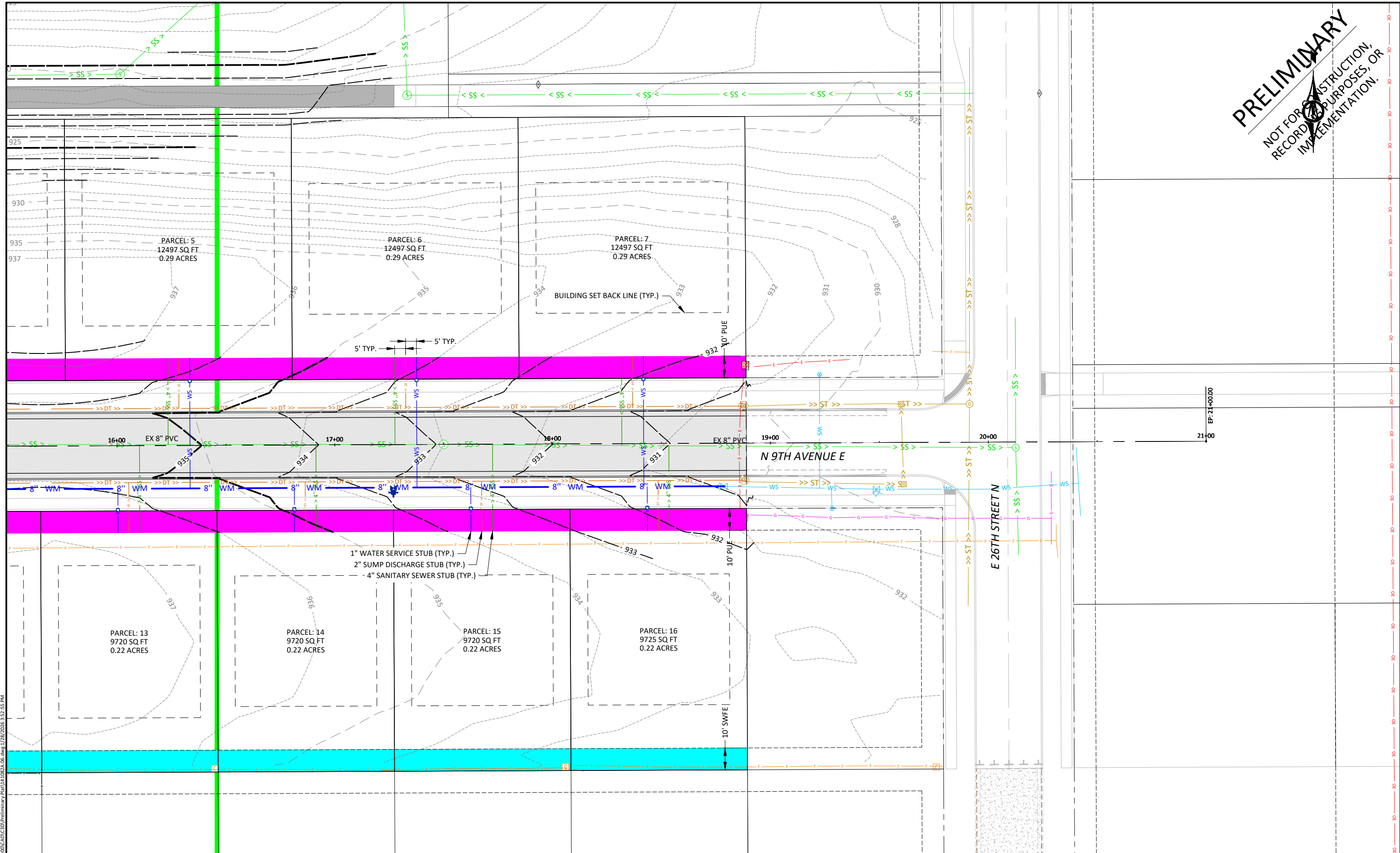
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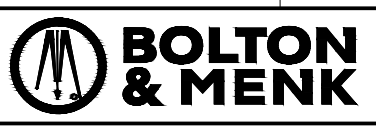
CITY OF NEWTON, IOWA
 ARBOR ESTATES THIRD ADDITION
 PROPOSED IMPROVEMENTS

SHEET
A.06

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CITY OF NEWTON, IOWA
 ARBOR ESTATES THIRD ADDITION
 PROPOSED IMPROVEMENTS

SHEET
A.07