

**Minutes of Meeting
Newton Planning and Zoning Commission
Regular Meeting
November 22, 2022**

ROLL CALL: Board members present: Cantu, Johnson, Poynter, Repp, VanGilder, Woody
Board members absent: Holschuh
STAFF PRESENT: Brian Dunkelberger, City Planner
Craig Armstrong, Development Specialist

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

In accordance with the Americans with Disabilities Act, Chair Woody asked if there was anyone present that may require special assistance in being able to participate in this public meeting. No response.

Minutes. Minutes of the previous meeting of October 4, 2022 were reviewed. **Motion** by Poynter, **seconded** by Van Gilder to approve the minutes from the previous meeting as written. **Voice vote**, approved 6-0.

Public Hearing.

A) MP22-1: Skiff's Subdivision Plat Two – a 3-lot minor subdivision located at 900 W. 3rd St. S.

Dunkelberger reviewed the prepared staff report and shared a couple comments received in advance of the meeting. He presented a few different maps, a street view, and a copy of the proposed address assignments for the three lots. Commissioners reviewed the submitted documents and commented on the proposal. Discussion ensued regarding allowed uses at the property and alignment of lot lines.

Dunkelberger shared comments received before the meeting. Randy Holmes, neighbor at 915 W. 2nd St. S., emailed on 11/18/2022 to share concerns about possible water runoff from any future development. He supported mitigation efforts such as retaining walls.

Rob Kahn, FNNB, shared on 11/22/2022 that the three structures would likely be less square footage than the former greenhouse building on the property and that the intention was two single-family dwellings and one duplex.

Renee Manley, neighbor at 810 W. 3rd St. S., asked about ownership of the property. Dunkelberger confirmed that the property is still owned by FNNB.

Bob Hawkins, neighbor at 812 W. 3rd St. S., inquired about the process moving forward and if more public meetings would be scheduled. Dunkelberger explained the permitting process for new residential development. Discussion about public hearing requirements and future development of the three lots.

Hearing no additional comments or questions, Chair Woody called for a motion to close the public hearing. **Motion** by Poynter, **seconded** by Johnson. **Voice vote**, approved 6-0.

Discussion about the name of the subdivision, the former greenhouse, and future residential development of the three lots.

With no further discussion or questions from the Commissioners, Chair Woody entertained a motion. **Motion** by Johnson to recommend approval of MP22-1: Skiff's Subdivision Plat Two – a 3-lot minor subdivision located at 900 W. 3rd St. S., **seconded** by Van Gilder, **roll call vote**, approved 6-0.

B) Review and adoption of the *Envision Newton 2042 Comprehensive Plan*.

Dunkelberger reviewed the prepared memo addressed to the Commission and also shared a presentation describing the planning process and summarizing the key findings/outcomes from the new comprehensive plan.

Johnson inquired about greenfield development and shared her dislike for urban sprawl. Dunkelberger confirmed that the plan addresses that topic and described staff's role in encourage infill development to maximize the efficient use of existing infrastructure, resources, and land.

Cantu asked about the future land use map and a specific area outside the corporate limits. Dunkelberger shared that this extraterritorial area was a reflection of the Jasper County Comprehensive Plan and that this area was more conceptual even than the land within the city limits on the map. Dunkelberger also suggested that this change could be a condition of approval. Discussion ensued about the purpose of the future land use map and how it was just a guide for city staff, the P&Z Commission, and City Council.

Commissioners discussed the action plan matrix and shared their support for using this as a form of measuring the plan's success in the future. Shannon Gapp, MSA Professional Services, introduced herself and described the planning process.

Hearing no additional comments or questions, Chair Woody called for a motion to close the public hearing.

Motion by Repp, **seconded** by Poynter. **Voice vote**, approved 6-0.

With no further discussion or questions from the Commissioners, Chair Woody entertained a motion. **Motion** by Van Gilder to recommend approval and acceptance of *Envision Newton 2042* with the understanding that minor tweaks such as the future land use map would be addressed before final adoption, **seconded** by Poynter, **roll call vote**, approved 6-0.

New Business. None.

Old Business. None.

Motion by Johnson to adjourn the meeting, **seconded** by Poynter. **Voice vote**, approved 6-0. Meeting was adjourned at 5:50 PM.