

**Minutes of Meeting**  
**Newton Planning and Zoning Commission**  
**Regular Meeting**  
**May 16, 2023**

ROLL CALL:      Board members present:      Holschuh, Johnson, Poynter, Van Gilder, Woody  
                         Board members absent:      Cantu  
  
STAFF PRESENT:                              Brian Dunkelberger, City Planner

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

**Minutes.** Minutes of the previous meeting of May 2, 2023 were reviewed. **Motion** by Poynter, **seconded** by Johnson to approve the minutes from the previous meeting as written. **Voice vote**, approved 5-0.

**Public Hearing.**

1. PP23-2: Bowen Acres Subdivision preliminary plat, a 6-lot subdivision in unincorporated Jasper County at the southeast corner of the intersection of S. 52<sup>nd</sup> Ave. E. and Hwy S-74 S.

Dunkelberger reviewed the prepared staff report and shared an aerial map of the subject property and the preliminary plat plan set. The proposal is to subdivide the property 6 new lots, all fronting onto S. 52<sup>nd</sup> Ave. E. Dunkelberger reviewed the platting process, shared why the City of Newton reviews subdivisions outside its corporate limits, and provided additional information about the area. He also shared details about three interactions with neighbors who had questions about the project and review process. Discussion ensued about the subdivision and platting review process.

Brent Vandewall, 6995 W. 84<sup>th</sup> St. S., Prairie City, introduced himself and his business, Firm Foundations, as the owner of the property. Vandewall answered questions relating to the plans for the property and described how the location was rural but tucked into an area with many residential properties nearby. He shared plans for partnering with a local, young home builder from Newton to construct the homes one by one. He also shared how covenants would be explored in the future and how drainage issues would not be a problem at the site. Vandewall also shared that all workers and the majority of materials for the homes would come from Jasper County, so this would be a local operation and effort.

Discussion about the future homes and plans for the property.

With no additional public input, Chair Woody called for a motion to close the public hearing. **Motion** by Holschuh, **seconded** by Poynter to close the public hearing. Voice Vote: approved 5-0.

No further discussion or deliberation.

**Motion** by Van Gilder to recommend approval of PP23-2: Bowen Acres Subdivision and to also recommend approval of the waiver request, **seconded** by Poynter. Roll Call Vote: approved 5-0.

**Old Business.**

None

**New Business.**

1. Presentation by NHDC Director, Bruce Showalter

Showalter shared information relating to the Newton Housing Development Corporation and all the work that takes place to achieve NHDC's vision which is, "To increase the quantity and quality of housing in Newton."

2. Vacant Commission Seat

Dunkelberger shared that a Newton resident, Andy Elbert, was nominated to fill the vacant seat on the Commission and City Council would consider the nomination at their next scheduled meeting.

**Motion** by Johnson to adjourn the meeting, **seconded** by Poynter. **Voice vote**, approved 5-0. Meeting was adjourned at 6:05 PM.