

Minutes of Meeting
Newton Planning and Zoning Commission
Regular Meeting
June 20, 2023

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

A quorum being present, Chair Woody called the meeting to order at 5:00 PM.

Minutes. Minutes of the previous meeting from May 16, 2023 were reviewed. **Motion** by Poynter, **seconded** by Johnson to approve the minutes as written. **Voice vote**, approved 4-0.

Public Hearing.

1. FP23-1: Final Plat for Stelpflug Addition, a 7-lot residential subdivision at 1404 1st Avenue West. 2B Constructed Inc., applicant.

Dunkelberger reviewed the prepared staff report and shared an aerial map of the subject property and the final plat. The proposal is to replat the property into 7 new lots, all fronting onto W. 15th St. Pl. N. Dunkelberger reviewed the platting process, shared information from *Envision Newton 2042* (the adopted comprehensive plan), and provided additional information about the history of the proposed development. Discussion ensued about the subdivision and platting process.

Johnson inquired about sidewalk connections and safe routes to schools such as Thomas Jefferson. Dunkelberger described how the Subdivision Code requires sidewalks to be installed at the time lots are developed or as otherwise directed by City Council (no waiver request was submitted as part of this review). In regards to connections in existing neighborhoods, that could be explored as part of a program or initiative but it would be a separate undertaking.

Craig Decker, 303 W. 16th St. N., expressed concerns about several potential impacts resulting from the 7 new homes. First, he shared concerns about utility infrastructure and questioned if existing capacity would be sufficient to accommodate the 7 new homes. Next, he described worries about traffic and parking problems created by the new homes. Finally, Decker inquired about construction activity at the site and impacts on the street. Dunkelberger answered and provided specific information pertaining to each of Decker's concerns.

Discussion about the concerns and review of plans provided by the applicant for potential homes at the 7 new lots.

With no additional public input, Chair Woody called for a motion to close the public hearing. **Motion** by Poynter, **seconded** by Elbert to close the public hearing. Voice Vote: approved 4-0.

Johnson reiterated her concern about pedestrian and traffic safety. She suggested that efforts be continued to establish sidewalk connections for safe routes to schools and to ensure no negative impacts to the neighborhood are caused by the new development. Discussion ensued regarding such issues. Dunkelberger reminded Commissioners that such issues touch upon a much grander

scale, whereas the final plat they were reviewing was just one piece of the puzzle and the primary focus of the public hearing.

Motion by Johnson to recommend approval of FP23-1: a final plat for Stelpflug Addition, **seconded** by Poynter. Roll Call Vote: approved 4-0.

Old Business.

Dunkelberger shared a brief update regarding Arbor Estates Second Addition.

New Business.

Dunkelberger introduced new Commissioner, Andy Elbert, and asked him to share a little bit about himself. Pleasantries were exchanged and he was thanked for his willingness to serve.

Discussion about an upcoming meeting date.

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