

**Minutes of Meeting  
Newton Planning and Zoning Commission  
Regular Meeting  
August 15, 2023**

ROLL CALL: Board members present: Elbert, Holschuh, Johnson, Poynter, Woody  
Board members absent: Cantu, VanGilder  
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. Commissioner Poynter joined at 5:02 PM.

**Minutes.** Minutes of the previous meeting from July 11, 2023 were reviewed. **Motion** by Johnson, **seconded** by Holschuh to approve the minutes as written. **Voice vote**, approved 5-0.

**Public Hearing.**

1. RZ23-1: Rezoning proposal for 1750, 1770, & 1805 S. 8<sup>th</sup> Ave. E. and 600 E. 17<sup>th</sup> St. S. from R-2/R-4 to C-A. Tim & Janet Onnen, Boycgo West LLC, and Beacon Housing Corp, applicants.

Dunkelberger reviewed the prepared staff report and shared aerial images of the subject property. He also presented clippings from the Newton Zoning Map and Future Land Use Map from the comprehensive plan. Poynter asked if the former church at 1805 S. 8<sup>th</sup> Ave. E. was currently vacant. Dunkelberger confirmed. Holschuh inquired about the future land use map. Johnson expressed support for the proposed rezoning and redevelopment plans for the property. Tim Onnen, applicant, approached the Commission and shared his plans for the redevelopment project. Discussion ensued about the requested rezoning and potential impacts of the change.

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

Woody articulated support for the request and described how conflicts with redevelopment of the subject property were unlikely due to topography in the area and current traffic counts.

**Motion** by Holschuh to recommend approval of RZ23-1 as presented, **seconded** by Johnson. Roll Call Vote: approved 5-0.

**Old Business.**

None.

**New Business.**

Dunkelberger shared that the Commission can expect to receive a copy of the updated by-laws and rules of procedure in the immediate future. Drafting is complete and staff review will occur before anything is sent out for Commission review.

**Motion** by Poynter to adjourn the meeting, **seconded** by Johnson. **Voice vote**, approved 5-0. Meeting was adjourned at 5:20 PM