

**Minutes of Meeting  
Newton Planning and Zoning Commission  
Formal Meeting  
August 17, 2021**

ROLL CALL: Board members present: G. Berndt, Cantu, Johnson, Poynter, Repp, Woody  
Board members absent: J. Berndt

STAFF PRESENT: Brian Dunkelberger, City Planner  
Erin Chambers, Community Development Director  
Matt Muckler, City Administrator

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

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

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**Minutes.** Minutes of the previous meeting of July 20, 2021 were reviewed. **Motion** by G. Berndt, **seconded** by Poynter to approve the minutes as written for the previous meeting. **Voice vote**, approved 6-0.

**Public Hearing.**

- A) MS21-1: International Church Minor Subdivision (approximately located in the 600 block of E. 17<sup>th</sup> St. S.), Jeremy Harris, Applicant.

Dunkelberger reviewed the prepared staff report and shared that several neighbors reached out with questions, but none offered feedback after learning more about the proposal. Johnson asked about the status of the single-family property and if it was currently vacant. She also commented that a neighbor reached out to share that the property had drainage issues. Dunkelberger replied that the applicant informed staff that the owner was interested in selling the single-family home pending approval of the minor subdivision and that it was currently vacant. He went on to describe how a future buyer might resolve drainage issues at the property.

Tom Anderson, 3812 W. 3<sup>rd</sup> St. N., introduced himself as the representative for the church located at 1510 S. 8<sup>th</sup> Ave. E. He disagreed with an earlier comment about drainage being the reason for the single-family residence being vacant. Instead, it was originally built to house associate pastors when the congregation consisted of more than 200 people but now that number was about 35 to 40. He stated that the house had become a liability and financial burden. Rather than continue to put money into the property, they wanted to direct those funds elsewhere. Anderson shared that the home was still livable and that it only needed some minor care and cleaning before a family could move in. Rather than let it sit vacant, the church is hoping to sell it for a reasonable price to a family looking for a home.

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

Chair Woody opened the floor up to the Commissioners for discussion and evaluation of the proposed minor subdivision. Johnson asked staff about the potential for a future additional split of the remaining land and the applicable zoning for the church. Dunkelberger responded that it could be possible, as long as any newly proposed lots met minimum zoning and subdivision code requirements. However, it was not a

part of what was being considered at that time. He also answered that zoning was not an issue for the church so it did not need additional evaluation.

With no further discussion, Chair Woody entertained a motion. **Motion** by Cantu to recommend approval of MS21-1: the International Church Minor Subdivision for 1510 South 8<sup>th</sup> Avenue East to split the parcel into two lots. **Seconded** by Poynter. **Roll call vote**, approved 6-0.

**New Business.**

None.

**Old Business.**

None.

**Motion** by Poynter to adjourn the meeting, **seconded** by Johnson. **Voice vote**, approved 6-0. Meeting was adjourned at 5:15 PM.

DRAFT