

**Minutes of Meeting
Newton Planning and Zoning Commission
Formal Meeting
November 2, 2021**

ROLL CALL: Board members present: G. Berndt, Cantu, Johnson, Poynter, Repp, Woody
Board members absent: J. Berndt
STAFF PRESENT: Brian Dunkelberger, City Planner
Craig Armstrong, Development Specialist

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

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.

Minutes. Minutes of the previous meeting of August 17, 2021 were reviewed. **Motion** by Poynter, **seconded** by Johnson to approve the minutes from the previous meeting as written. **Voice vote**, approved 6-0.

Public Hearing.

- A) RZ21-1: Proposal to rezone land located at 1404 1st Avenue West from C-A: Arterial Commercial to R-2: One- and Two-Family Residential, 2B Constructed, Inc., Applicant.

Dunkelberger reviewed the prepared staff report and shared that no neighbors reached out in advance of the meeting. He presented an aerial image along with the subject property on the zoning map, and then he summarized how the comprehensive plan applied to the proposed rezoning.

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

Johnson asked about drainage at the site and how the design would address those kinds of issues. Dunkelberger clarified that those details would be hashed out during the platting process, which would be brought before the P&Z Commission whenever the preliminary plat was prepared – most likely at the beginning of 2022. G. Berndt commented that the proposal for single-family homes near the west end of town would be a welcomed addition and that the provided home drawings looked nice.

With no further discussion, Chair Woody entertained a motion. **Motion** by Cantu to recommend approval of RZ21-1: the rezoning of 1404 1st Avenue West from C-A: Arterial Commercial to R-2: One- and Two-Family. **Seconded** by Poynter. **Roll call vote**, approved 6-0.

New Business.

- B) Discussion: Comprehensive Plan Update

Dunkelberger shared a brief memo addressed to the Commissioners and residents to provide an update regarding the ongoing comprehensive plan project. Staff will continue to share updates throughout the planning process, and various engagement opportunities will be scheduled over the course of the next several months. Johnson asked for clarification about the trail network and if it was not completely connected. Dunkelberger confirmed that there are gaps in the network and that the city has been working on those connections for decades.

C) Discussion: Local housing development standards

Bev Price, 1600 W. 28th St. N., shared a presentation regarding minimum standards for new residential development in Newton. This presentation was initially reviewed at the October 4, 2021, Newton City Council meeting and Council directed the P&Z Commission to explore the suggested changes. Said changes were formulated by a citizen-formed and citizen-led committee in mid-2021. The committee's primary goal was to evaluate the current minimum standards established by Newton city code and determine if changes would be beneficial to the community. The group considered housing design details they appreciated, and also details they hoped to avoid. Their findings were summarized within the presentation, and P&Z Commissioners initiated a discussion about the various suggestions. Commissioners directed staff to research the suggestions and return to the P&Z Commission with recommendations for the short/interim changes proposed by the citizen-led committee.

Old Business.

Dunkelberger updated Commissioners about a recently reviewed preliminary plat application submitted by Bloomfield Acres LLC. The applicant informed city staff that they were withdrawing all applications for consideration and that they would not be pursuing the development.

G. Berndt shared that he would be officially stepping down from the Planning & Zoning Commission on December 31, 2021, as he will be moving outside city limits after that time. He thanked everyone, and all replied with appreciation for his time and service dedicated to the Commission.

Motion by Poynter to adjourn the meeting, **seconded** by Repp. **Voice vote**, approved 6-0. Meeting was adjourned at 5:43 PM.