

Minutes of Meeting
Newton Planning and Zoning Commission
Regular Meeting
September 7, 2022

ROLL CALL: Board members present: Cantu, Holchuh, Johnson, Poynter, Repp, Woody
Board members absent: 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.

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

Minutes. Minutes of the previous meeting of June 7, 2022 were reviewed. **Motion** by Holschuh, **seconded** by Poynter to approve the minutes from the previous meeting as written. **Voice vote**, approved 6-0.

Public Hearing.

A) PP22-1: Stelpflug Addition, 1404 1st Avenue West, 7-lot residential subdivision. 2B Constructed Inc., applicant.

Dunkelberger reviewed the prepared staff report and shared that no comments were received in advance of the meeting, but one neighbor did call to inquire about the project. He presented a few different maps, an aerial view, and the proposed layout of the 7-lot subdivision. Commissioners reviewed the submitted documents and commented on the site.

Craig Decker, 303 W. 16th St. N., questioned the side yard setback requirements for fire safety, the intention for grading and dirt fill, and topography of the site and drainage implications. Dunkelberger offered answers to his questions and also called on the applicant to review his project.

Brian Stelpflug, applicant, introduced himself and described his plans to bring around 150 loads of dirt to the site and re-grade the site to create buildable lots for seven new single-family homes.

Kathy Rudkin, 205 W. 15th St. Pl. N., questioned the drainage from the site and specifically how it would function on the west side of the property. Dunkelberger reviewed the preliminary plat and highlighted the 40' rear yard drainage easement and the 20' wide storm sewer easement along the north lot line of lot 6.

Holschuh asked about parking along W. 15th St. Pl. N. and questioned whether or not the seven new homes would overload the street with on-street parking. Craig Decker approached the podium again to share his experiences with parking and traffic flow between 1st Avenue West and North 4th Avenue West. He described his concerns relating to on-street parking and sidewalk connections in the neighborhood. Johnson replied with her concerns relating to pedestrians walking around the area and with speeding traffic. She then asked staff about available options to remedy such issues.

Dunkelberger offered that the Commission could include specific conditions as part of their motion to request the Newton Traffic Safety Committee review on-street parking in this block and to explore other traffic calming measures. He clarified that this is a separate process and would not necessarily align with the timing of the preliminary plat review, but that it would be completed before the final plat process.

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

Holschuh stated that he felt everyone agreed that the seven new lots were a good thing, but the sidewalk and parking issue needed to be explored further. Poynter compared it to his own neighborhood and shared a personal perspective about the lack of sidewalks.

Cantu commented on possibly changing the intersection of N. 3rd Ave. W. and W. 16th St. N. to a 3-way stop. He also inquired about the utility poles on the east side of N. 15th Ave. Pl. E. and asked if they would be an obstacle. Dunkelberger confirmed that the Traffic Safety Committee could explore these options and also described how the developer would need to contact Alliant Energy to address the poles. Johnson voiced her support for changing the intersection of N. 3rd Ave. W. and W. 16th St. N. to a 3-way stop.

With no further discussion or questions from the Commissioners, Chair Woody entertained a motion. **Motion** by Holschuh to recommend approval PP22-1: Stelpflug Addition, a 7-lot residential subdivision located at 1404 1st Avenue West with a request to the Newton Traffic Safety Committee to evaluate concerns relating to on-street parking on W. 15th St. Pl. N. and to consider traffic calming measures to the north, **seconded** by Johnson, **roll call vote**, approved 6-0.

B) RZ22-1: Rezoning proposal for 1500 1st Avenue East and 201 East 15th Street North from R-2 to C-A. Gena Franklin, applicant.

Dunkelberger reviewed the prepared staff report and shared that no comments were received in advance of the meeting. He presented a various maps including the zoning map, future land use concept map, and an aerial map. He described the request and possibilities associated with redevelopment of the property.

Hearing no 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.

Woody commented on the request and felt that it will blend in naturally with the multi-family residential property directly to the west. She also expressed her surprise to learn about how much land was unused at the property. Johnson and Repp agreed.

Holschuh asked about redevelopment of the property and questioned whether or not traffic issues would be created if it was converted to a multi-family residential property. Cantu replied that Commissioners were only reviewing the proposed rezoning request and not speculating on a specific project.

Dunkelberger agreed and shared that any redevelopment of the property must meet minimum code requirements and that he couldn't speak on traffic impacts at that time.

Cantu stated that he thought the request would not result in a spot zoning situation with C-A zoning directly adjacent to the property and along 1st Avenue. Commissioners agreed.

With no further discussion or questions amongst the Commissioners, Chair Woody entertained a motion. **Motion** by Johnson to recommend approval of RZ22-1: a rezoning proposal for 1500 1st Avenue East and 201 East 15th Street North from R-2 to C-A as presented, **seconded** by Poynter. **Roll call vote**, approved 6-0.

Old Business. None.

Motion by Poynter to adjourn the meeting, **seconded** by Cantu. **Voice vote**, approved 6-0. Meeting was adjourned at 6:00 PM.