

Minutes of Meeting Zoning Board of Adjustment Special Meeting

October 19, 2022

ROLL CALL: Board members present: Billingsley, Hanson, Otto, Rossow
Board members absent: Birkenholz

STAFF PRESENT: Brian Dunkelberger, City Planner
Craig Armstrong, Development Specialist

A quorum being present, Chair Rossow called the meeting to order at 4:31 PM

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

Minutes

The Board reviewed the minutes of the previous meeting from August 15, 2022, and several errors were noted. **Motion** by Otto, **seconded** by Billingsley to table approval of the minutes from August 15, 2022, until the next meeting. **Voice vote:** approved, 4-0.

Public Hearing

- A. CU22-5: Conditional Use Permit to authorize the Newton High School baseball field at 521 John Jenkins CFLA Drive (located in an R-4: Multi-Family Residential zoning district). James Rodemyer, applicant.

Dunkelberger reviewed the prepared staff report. There was discussion regarding zoning in the subject area and plans for the field. Tom Messinger, NCSO Superintendent, addressed questions regarding their plans for the field and how recent storm damage to the current field expedited this process. He shared that it made the most sense at this location considering the adjacent sports complexes.

Rachelle Hines, FRK Architects, answered design-related questions from the Board.

Hearing no additional questions or comments, Chair Rossow called for a motion to close the public hearing.

Motion by Otto, **seconded** by Hanson. **Voice vote:** Approved 4-0.

Otto shared that she had no issue with the proposed use of this property and stated that it seemed consistent with the neighborhood. Billingsley asked staff for additional clarification about zoning and parking. Dunkelberger answered. Hanson asked if staff had received any comments in advance of the meeting. Dunkelberger responded that no correspondence was received from neighbors or residents about the application. He added that the Board could direct staff and the Planning & Zoning Commission to explore ordinance changes if appropriate. Billingsley asked about the 8' fencing and protection of spectators. Dunkelberger described the layout and reasoning for 8' fencing.

Motion by Otto to approve CU22-5 with the condition that installation of 8' fencing on the site would be allowable as deemed necessary by the site plan, **seconded** by Hanson. **Roll call vote:** Approved 4-0.

New Business

Dunkelberger asked Board members about offering the “hybrid” -style meeting (in-person and online via Zoom) for future meetings. All agreed to discontinue this option after the new year except if necessary to achieve a quorum. Dunkelberger also inquired about the next suitable meeting date. November 9th was determined to work best for most members.

Motion by Otto to adjourn the meeting, **seconded** by Billingsley. **Voice Vote:** approved, 4-0. The meeting was adjourned at 5:01 PM.