

**NEWTON-NORTH NEWTON PLANNING COMMISSION
REGULAR MEETING
March 4, 2019**

Members present-

Newton: Carl Harris (12-3), Dan Harder (9-0), Jay Sommerfeld (6-7)

North Newton: Gary Roth (13-2), Tyson Weidenbener (11-4), Joe Slechta (12-3)

Members absent-

Newton: Julie Yoder (12-3) Jordan Miller (14-1), James Ontiveros (10-3)

North Newton:

[Note: attendance-recording period runs from 6-4-18 to 5-31-19]

Staff present:

Newton: Ryan Sellers, City Planner
Justin Erickson, Building Inspector
Christopher Towle, City Attorney

The Newton-North Newton Area Planning Commission met on March 4, 2019 in a regular meeting at the Newton City Hall commission chambers, 201 East 6th Street, Newton, Kansas. At 7:00 p.m., a quorum was present and Chair Harris called the meeting to order.

AGENDA ITEM NO. 1

Consider approval of the February 4, 2019 meeting minutes.

Commissioner Sommerfeld moved and Commissioner Weidenbener seconded to approve the minutes as presented. Motion carried, 6-0.

AGENDA ITEM NO. 2

Consider an application for a Zoning Amendment request to property owned by Claassen/Palmer Property LLC, represented by Stan Brodhagen, located near SE 14th Street and S Logan Street, for a northern portion to be rezoned from an R-S (Single-Family Suburban District) zoning classification to an R-3 (Multi-family Dwelling District) zoning classification and a southern portion of the property to be rezoned from an R-S (Single-Family Suburban District) zoning classification to a C-2 (General Business District) zoning classification.

Ryan Sellers, City Planner, presented the staff report. A zoning amendment application was submitted by Stan Brodhagen, on behalf of the property owner Claassen/Palmer Property, LLC, for property located at SE 14th Street and S Logan Street. The applicant was requesting for a northern portion to be rezoned from an R-S (Single-Family Suburban District) zoning classification to an R-3 (Multi-family Dwelling District) zoning classification and a southern portion of the property to be rezoned from

an R-S (Single-Family Suburban District) zoning classification to a C-2 (General Business District) zoning classification.

The legal description of the property is:

All that part of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Twenty-one (21), Township Twenty-three (23) South, Range One (1) East of the 6th P.M., Harvey County, Kansas, EXCEPT highway, AND EXCEPT the East Half (E/2) of South Logan Street as platted in Green Acres Addition to the City of Newton, Harvey County, Kansas, AND ALSO EXCEPT a tract described as follows: Beginning at the Northwest corner of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of said Section 21; thence South 500 feet; thence East 120 feet; thence North 500 feet; thence West 120 feet to the point of beginning.

The North Tract to be rezoned as R-3 (Multi-family Dwelling District) is described as:

That portion of the following described tract which lies north of a line running parallel to and 329.50 feet north of the south line of the Southwest Quarter (SW/4) in Section Twenty-one (21), Township Twenty-three (23) South, Range One (1) East of the 6th P.M. Harvey County, Kansas to wit:

All that part of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Twenty-one (21), Township Twenty-Three (23), Range One (1) East of the 6th P.M., Harvey County Kansas, lying north and west of the public road known as Southeast 14th Street Connector, EXCEPT the East half of South Logan Street as platted in Green Acres Addition to the City of Newton, and ALSO EXCEPT Beginning at the Northwest Corner of said Southeast Quarter (SE/4) of the Southwest Quarter (SW/4), thence South 500 feet; thence East 120 feet; thence North 500 feet; thence West 120 feet to the point of beginning.

The South Tract to be rezoned as C-2 (General Business District) is described as:

That portion of the following described tract which lies south of a line running parallel to and 329.50 feet north of the south line of the Southwest Quarter (SW/4) in Section Twenty-one (21), Township Twenty-three (23) South, Range One (1) East of the 6th P.M. Harvey County, Kansas to wit:

All that part of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Twenty-one (21), Township Twenty-Three (23), Range One (1) East of the 6th P.M., Harvey County Kansas, lying north and west of the public road known as Southeast 14th Street Connector, EXCEPT the East half of South Logan Street as platted in Green Acres Addition to the City of Newton, and ALSO EXCEPT Beginning at the Northwest Corner of said Southeast Quarter (SE/4) of the Southwest Quarter (SW/4), thence South 500 feet; thence East 120 feet; thence North 500 feet; thence West 120 feet to the point of beginning.

There were no questions for staff. The applicant, Stan Brodhagen, 2019 N Frederic St., Wichita, KS, addressed the commission. Mr. Brodhagen said they have no contracts on this property at the present time. He also stated that they think this is an awesome location for apartments. Chair Harris opened the public hearing. There being no one to speak, the public hearing was closed.

Commissioner Harder moved and Commissioner Sletcha seconded to recommend approval of the rezoning request based on staff recommendations. Chair Harris commented in favor of the motion that he thinks this would be a really good use of the property considering the way it borders the surrounding properties. Motion carried, 6-0.

AGENDA ITEM NO. 3

Consider an application for a Zoning Amendment request to property owned by Claassen Family Invest LLC, represented by Stan Brodhagen, located near SE 14th Street, Green Acres Addition, to be rezoned from an M-P (Mobile Home Park District) zoning classification to a C-2 (General Business District) zoning classification.

Ryan Sellers, City Planner, presented the staff report. A zoning amendment application was submitted by Stan Brodhagen, on behalf of the property owner Claassen Family Invest LLC, for property located near SE 14th Street. The applicant was requesting a change of zoning from the current M-P (Mobile Home Park District) zoning classification to a C-2 (General Business District) classification, which would be consistent with current surrounding development and with the Comprehensive Plan.

The legal description of the property is:

Lots Twelve (12) and Thirteen (13), Block Eight (8), Green Acres Addition to the City of Newton, Harvey County, Kansas.

There were no questions for staff. The applicant, Stan Brodhagen, 2019 N Frederic St., Wichita, KS, addressed the commission. Mr. Brodhagen stated that they did not feel that it was in the best interest of the property owners or the city to extend the M-P (Mobile Home Park District) all the way to SE 14th Street thus they felt that C-2 (General Business District) would be the best use of the property. Chair Harris opened the public hearing. There being no one to speak, the public hearing was closed.

Commissioner Sletcha moved and Commissioner Sommerfeld seconded to recommend approval of the rezoning request based on staff recommendations. Motion carried, 6-0.

AGENDA ITEM NO. 4

Old business.

No old business was reported.

AGENDA ITEM NO. 5

New business.

No new business was reported.

There being no other business, the meeting adjourned at 7:29 p.m.

Ryan Sellers

Secretary

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