

**NEWTON-NORTH NEWTON PLANNING COMMISSION
REGULAR MEETING
May 6, 2019**

Members present-

Newton: Carl Harris (13-3), Dan Harder (10-0), Jay Sommerfeld (7-7)

North Newton: Gary Roth (14-2)

Members absent-

Newton: Julie Yoder (12-4) Jordan Miller (14-2), James Ontiveros (10-4)

North Newton: Tyson Weidenbener (11-5), Joe Slechta (12-4)

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

Staff present:

Newton: Ryan Sellers, City Planner
Justin Erickson, Building & Zoning Administrator
Christopher Towle, City Attorney

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

AGENDA ITEM NO. 1

Consider approval of the March 4, 2019 meeting minutes.

Commissioner Sommerfeld moved and Commissioner Roth seconded to approve the minutes as presented. Motion carried, 4-0.

AGENDA ITEM NO. 2

Consider, and hold a public hearing on, a variance request from Bill Regier, 1700 Cypress Ln, for variance from Table 3.3 General Bulk Regulations of the Newton Zoning Ordinance, which requires a 25ft front yard setback from property line. If granted, the variance would allow the property owner to build a commercial building with a 14.5ft front yard setback from property line at 101 SE 14th Ct., Newton, KS. The property is legally described as West 58ft Lot 1, East 47ft Lot 2, Block 1, South Newton Commercial Sub-division.

Justin Erickson, Building & Zoning Administrator, presented the staff report. A variance request application was submitted by Bill Regier. The applicant was requesting for a variance from Table 3.3 General Bulk Regulations which requires a 25ft front yard setback from property line. If granted, the property owner would be allowed to build a commercial building with a 14.5ft front yard setback from property line at 101 SE 14th Ct.

The legal description of the property is:

West 58ft Lot 1, East 47ft Lot 2, Block 1, South Newton Commercial Sub-division.

There were no questions for staff. The applicant, Bill Regier, 1700 Cypress Ln, addressed the commission. Chair Harris opened the public hearing. Eli Buller, 113 SE13th St, was present to speak. He addressed issues on parking and the potential of this becoming an eyesore. There being no one else to speak, the public hearing was closed.

Commissioner Roth moved and Commissioner Sommerfeld seconded to recommend approval of the variance request based on staff recommendations. Motion carried, 4-0.

AGENDA ITEM NO. 3

2020 Schedule of Meetings and Bylaws Review

Ryan Sellers, City Planner, presented the staff report. At the March 4, 2019 meeting staff briefly discussed the 2020 Schedule of Meetings and that staff review the Commission Bylaws and offer any suggested updates and changes. Upon review, staff suggested an update to Article III, Section 7, Regular Meetings. Since a proposed time change from 7:00 p.m. to 6:00 p.m. was voted upon, staff suggested updating the wording found here.

In accordance with the Bylaws, Article III-Meetings, Section 1, and Regular Meetings the Commission shall determine such regular schedule of meetings for the following year at the first meeting following the thirtieth day of April. Chair Harris had question about the Fourth of July observation.

Commissioner Harder moved and Commissioner Sommerfeld seconded to recommend approval of the Bylaws Update and 2020 Schedule of Meetings upon a few minor changes to the schedule.. Motion carried, 4-0.

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 6:24 p.m.

Ryan Sellers

Secretary