

AGENDA  
NEWTON/ NORTH NEWTON AREA PLANNING COMMISSION  
October 7, 2019

The Newton–North Newton Area Planning Commission will meet Monday, October 7, 2019 at 6:00 p.m. at Newton City Hall, 201 East 6<sup>th</sup> Street, 3<sup>rd</sup> Floor Commission Chambers, Newton, Kansas, to consider the following:

1. Consider approval of September 9, 2019 meeting minutes.
2. Comprehensive Plan Annual Review
3. Old Business
4. New Business
5. Adjournment

**NEWTON-NORTH NEWTON PLANNING COMMISSION  
REGULAR MEETING  
September 9, 2019**

**Members present-**

**Newton:** Dan Harder (13-0), Jay Sommerfeld (10-7),  
Carl Harris (15-4), Denise Goodnite (2-0), Jordan Miller (16-3)

**North Newton:** Gary Roth (16-3), Tyson Weidenbener (13-6),

**Members absent-**

**Newton:**

**North Newton:** Joe Slechta (14-5), Michael Bonner (1-1)

[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  
Alex Lane, Engineer II

The Newton-North Newton Area Planning Commission met on September 9, 2019 in a regular meeting at the Newton City Hall commission chambers, 201 East 6<sup>th</sup> 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 August 5, 2019 meeting minutes.**

Commissioner Roth moved and Commissioner Weidenbener seconded to approve the minutes as presented. Motion carried, 7-0.

**AGENDA ITEM NO. 2**

**Consider a final plat application for NDV Plaza Addition, submitted by KE Miller, for property located on the west side of S Kansas Ave, east of Old Main St. The property is legally described as: The North ½ of the Southeast ¼, Section 29, Township 23 South, Range 1 East, Harvey County, Kansas, less road right-of-way.**

Ryan Sellers, City Planner, presented the staff report. At the August 5, 2019 meeting, the preliminary plat was approved by the Planning Commission with the contingency that the applicant works through a list of updates provided by staff. A final plat for property located on the west side of S Kansas Ave and east of Old Main St. was submitted by KE Miller, on behalf of owner/developer NDV Real Estate.

The legal description of the property is:  
**The North ½ of the Southeast ¼, Section 29, Township 23 South, Range 1 East, Harvey County, Kansas, less road right-of-way.**

There were no questions for staff. Representatives from KE Miller and NDV Real Estate were present to address the commission. Chair Harris opened the public hearing. No one was present to speak and the public hearing was closed.

Commissioner Weidenbener moved and Commissioner Sommerfeld seconded to approve the final plat subject to changes to Reserve J and any other lot dimension adjustments as approved by the City Engineer. Motion carried, 7-0.

### **AGENDA ITEM NO. 3**

#### **Comprehensive Plan Annual Review**

A request for a review of the Comprehensive Plan (ReNewton) was made at the August 5, 2019 meeting with the review to take place at the September 9, 2019 meeting. According to Article I, Section 6 of the Planning Commission Bylaws, one of the duties of the Commission is to make, adopt, and maintain an official Comprehensive Plan for the cities of Newton and North Newton and surrounding areas of the County, and to annually review or reconsider the Comprehensive Plan to determine if the plan or any portion of it has become obsolete or been accomplished. This review was tabled and will resume at the October 7, 2019 meeting.

### **AGENDA ITEM NO. 4**

#### **Old business.**

Discussions continued on the Sign Ordinance as it pertains to murals.

### **AGENDA ITEM NO. 5**

#### **New business.**

- Commissioners were provided information on a possible amendment to the Sign Ordinance that would allow for digital signage in R-1 Districts through the issuance of a Special Use Permit (SUP).

There being no other business, the meeting adjourned at 6:33 p.m.

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Ryan Sellers

Secretary

COMMISSION COMMUNICATION	
FOR MEETING OF	10/07/2019
AGENDA ITEM	2
FOR ACTION	✓
INFORMATION ONLY	



**Kelly McElroy**  
*Assistant City Manager/Development Director*

**To:** Newton/North Newton Area Planning Commission  
**From:** Kelly McElroy, Assistant City Manager/Development Director  
**RE:** **Request for Review of Comprehensive Plan (ReNewton 2030)**

**Background:**

In 2008 the cities of Newton and North Newton jointly developed a new comprehensive plan, adopted in 2009 as “ReNewton 2030”. Traditionally, a comprehensive plan outlines a framework for a community’s future town growth, as well as the redevelopment or enrichment of already-established areas. Comprehensive plans are, as their name indicates, “comprehensive” in their scope and outlook. They cover a broad range of big-picture issues that impact a community’s growth, such as roads, water, sewer utilities and long-range land use plans. The ReNewton Project took a broader approach to the traditional planning areas and also included quality-of-life issues and ways the community can grow and compete for new businesses and residents in the future.

Typically, a comprehensive plan is fully and formally updated every 10 years to ensure that it is still applicable to the communities’ changing needs. The Newton City Commission recently authorized a community survey to be conducted this fall (2019) by Wichita State University Public Management Center. The survey will include many of the same topics and questions from the original 2009 ReNewton survey and planning process. The survey is scientific in nature, ensuring that a representative sample of the community is included in the responses.

**Planning Commission Bylaws:** Article I, Section 6. Of the Planning Commission Bylaws states that one of the duties of the Commission is to make, adopt, and maintain an official Comprehensive Plan for the cities of Newton and North Newton and surrounding areas of the County, and to annually review or reconsider the Comprehensive plan to determine if the Plan or any portion of it has become obsolete or been accomplished. The Planning Commission is asked to report their findings to both cities governing bodies, along with any proposed amendments, extensions or additions to the plan.

**2019 Newton Housing Study:** In May of 2019 the City of Newton adopted an updated Housing Study and Needs Assessment, an update to a previous study conducted in 2010/2011. A summary of the results of the study are included in a one-page summary labeled as Attachment B following this report. The full housing study is included as Attachment C. In summary, the study found a significant lack and shortage of housing of all types in the community, but specially called out the need for additional senior housing (geared toward those age 55 +), and income-based or subsidized housing. These factors should be considered in future requests to the Planning Commission for development projects and should also be kept in mind while the Commission reviews and makes recommendations for updates to the Comprehensive Plan.

**Recommended Action:**

In accordance with the Bylaws and request of the Newton City Commission, the Planning Commission is asked to please review the 2030 Comprehensive Plan (ReNewton) included as Attachment A to this report.

At the September 9, 2019 Planning Commission meeting, Commissioners will be asked to provide feedback, suggestions, and/or updates to the Plan. City staff from Newton and North Newton have also been asked to provide their review and comments by the end of September. Commissioner suggestions, the results of the Community Survey, and feedback from Newton and North Newton professional staff will be incorporated into a 2020 update to the Plan. The updated Plan will then be presented to both governing bodies for formal approval.

Going forward, the Planning Commission will be asked to conduct an annual review of the Plan at the first meeting of each calendar year, per Section I.6.(b) of the Bylaws.