

**NEWTON-NORTH NEWTON PLANNING COMMISSION
REGULAR MEETING
August 5, 2019**

Members present-

Newton: Dan Harder (12-0), Jay Sommerfeld (9-7),
Carl Harris (14-4), Denise Goodnite (1-0)

North Newton: Joe Slechta (14-4), Gary Roth (15-3), Michael Bonner (1-0)

Members absent-

Newton: Jordan Miller (15-3)

North Newton: Tyson Weidenbener (12-6),

[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
Suzanne Loomis, City Engineer/Director Public Works

The Newton-North Newton Area Planning Commission met on August 5, 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 June 3, 2019 meeting minutes.

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

AGENDA ITEM NO. 2

Consider a Special Use Permit application submitted by Robert and Luann Yutzy, for an apartment at 2422 N Main St.

Greg Nye, North Newton City Planner, presented the staff report. A Special Use Permit (SUP) application was submitted by Robert and Luann Yutzy. The applicant was requesting for a SUP to construct in the attic of a house and rent as an accessory use, an apartment with an outside entrance located at 2422 North Main Street, North Newton, Kansas.

The legal description of the property is:

Lots One (1), Two (2), Three (3) and Four (4), Block Two (2), Bethel College Addition to the City of North Newton, Harvey County, Kansas, together with the West 16 feet of Minnesota Avenue

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adjacent thereto and reverting by reason of vacation, commonly known as 2422 North Main Street, North Newton, Kansas.

There were no questions for staff. The applicants, Robert and Luann Yutzy, 2422 N Main, addressed the commission. Chair Harris opened the public hearing. No one was present to speak and the public hearing was closed.

Commissioner Sletcha moved and Commissioner Sommerfeld seconded to recommend approval of the SUP request based on staff recommendations and findings. Motion carried, 7-0.

AGENDA ITEM NO. 3

Consider a preliminary 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. A preliminary 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.

The preliminary plat has been reviewed by City staff, area utility companies and emergency services and was updated based on their comments. Staff continues to work on several small items that will be addressed prior to the proposal of the final plat. KE Miller is working on the final drainage plan. Staff recommended that the Planning Commission approve the preliminary plat contingent upon the final drainage plan being approved and accepted by the City Engineer.

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 Sletcha moved and Commissioner Roth seconded to approve the preliminary plat based upon staff report. Motion carried, 7-0.

AGENDA ITEM NO. 4

Review of Sign Ordinance at the request of the Newton City Commission.

Chris Towle, City Attorney, presented the staff memo. The Commission held a discussion on the current Sign Ordinance with a focus on murals and wall signs. Since the adoption of the sign ordinance on June 27, 2017, the City of Newton has seen an increased number of murals and wall signs. Under the current Sign Ordinance, an image or messages painted on the face of a wall that includes text is not considered a mural. There were several people from the public present to speak on this issue including downtown business owners and Newton Mural and Arts' representatives. A recommendation was made to conduct a joint work session with the Newton-North Newton Historic Preservation Commission to yield some solutions.

AGENDA ITEM NO. 5

Old business.

No old business was reported.

AGENDA ITEM NO. 6

New business.

- ***Comprehensive Plan Annual Review*** – A request for a review of the Comprehensive Plan (ReNewton) was made. 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 is schedule to take place at the next Planning Commission meeting scheduled for September 9, 2019.

There being no other business, the meeting adjourned at 7:05 p.m.



Kelly McElroy

Secretary