

**MINUTES
NEWTON-NORTH NEWTON PLANNING COMMISSION
REGULAR MEETING
February 4, 2008**

Members present: **Newton:** Lester Limon (10-0), Veronica Mosqueda (8-2),
Todd Smith (8-2), Gary Hill (8-2), Carl Harris (8-2)

North Newton: Don Reinert (10-0), Vern Miller (8-1)

Members absent: **Newton:** Karla Winslow (8-2)

North Newton: Ron Loewen (8-2)

[Note: attendance-recording period runs from 5-1-07 to 4-30-08.]

Staff: Terry Williams, Building and Zoning Administrator. Timothy Johnson, Community Development Director was absent.

The Newton-North Newton Area Planning Commission met on February 4, 2008 in a regular meeting at the Newton City Hall City Commission chambers, 201 East 6th Street, Newton, Kansas with Chairman Limon presiding. At 7:00 p.m., a quorum was present and the meeting was called to order.

AGENDA ITEM NO. 1

The minutes of the previous regular meeting of January 7, 2008 were reviewed. The Chair asked if there were any additions or corrections. There being none, Commissioner Harris moved the minutes be approved as prepared. The motion was seconded by Commissioner Miller and passed on a 7-0 vote.

AGENDA ITEM NO. 2

The Commission considered a request for a plat variance per Section 24.109 of the Newton/North Newton Subdivision Regulations for a replat of Pyle First Addition, a replat of Geis Addition to the City of Newton, Harvey County, Kansas.

The Chair asked staff to introduce the application. Terry Williams, Building and Zoning Administrator, reviewed the staff report and proposed findings, as is part of the record.

The Chair asked for questions regarding the report. There were none.

The Chair then asked the applicant or representative to address the Commission.

Ken Cook, Garber Surveying, 3313 Garden Grove Parkway, Hutchinson, Kansas appeared and explained the request for the plat variance.

There were no questions for Mr. Cook or further comments regarding the request.

The Chair then requested a motion from the bench.

Commissioner Harris moved the variance be approved as presented. Commissioner Reinert seconded the motion. There being no further discussion, the motion was approved with a 7-0 vote.

AGENDA ITEM NO. 3

The Commission then considered the preliminary and final plats, replats of Pyle First Addition and Geis Addition to the City of Newton, Harvey County, Kansas located north of Broadway and east of I-135.

The Chair asked staff to introduce the application. Terry Williams, Planning and Zoning Administrator, reviewed the staff report and proposed findings, as is part of the record.

The Chair asked the applicant or representative for comment.

Ken Cook, Garber Surveying, 3313 Garden Grove Parkway, Hutchinson Kansas appeared to answer any questions regarding the plats.

Chairman Limon inquired if there is a development outline or time frame for the property.

Applicant, Tim Johnson, 600 South Allan St., Andover, Kansas appeared to answer questions. He stated they were now in discussion with the City regarding the north two lots for a hotel and conference center and have entered into a letter of intent. He proposed a hotel will be on the northwest lot, approximately 15,000 square feet and 75 rooms and on the northeast lot would be a conference center. Construction would start concurrently, pending the final due diligence. The best case sonario would be construction would start in 90 days but more realistically, 120 days for the back two lots. The front two lots would be marketed with one being very conducive to a restaurant and possibly a convenience store but all would depend on market conditions. The intent is to get uses that provide synergy to both the hotel and conference center but again, market conditions will dictate.

There being no further questions, the Chair brought the matter back to the bench for a motion.

Commissioner Harris moved to approve the preliminary and final plats contingent upon the drainage plan and any other changes being approved by the City Engineer. Commissioner Hill seconded the motion.

The Chair called for discussion and there being none, he called the question. Motion carried 7-0.

AGENDA ITEM NO. 4

The Chair called for any old business.

There was none.

AGENDA ITEM NO. 5

The Chair called for any new business

There was none.

AGENDA ITEM NO. 6

There being no other business to come before the Commission, the meeting adjourned at 7:20 p.m.

Terry Williams
Vice Secretary