

**MINUTES  
NEWTON-NORTH NEWTON PLANNING COMMISSION  
REGULAR MEETING  
January 7, 2008**

Members present: **Newton:** Lester Limon (9-0), Karla Winslow (8-1),  
Todd Smith (7-2), Gary Hill (7-2), Carl Harris (7-2)

**North Newton:** Don Reinert (9-0), Ron Loewen (8-1)  
Vern Miller (7-1)

Members absent: **Newton:** Veronica Mosqueda (7-2),

**North Newton:** None

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

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

The Newton-North Newton Area Planning Commission met on January 7, 2008 in a regular meeting at the Newton City Hall City Commission chambers, 201 East 6<sup>th</sup> Street, Newton, Kansas with Chairman Limon presiding. At 7:05 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 December 3, 2007 were reviewed. The Chair asked if there were any additions or corrections. There being none, Commissioner Hill moved the minutes be approved as prepared. The motion was seconded by Commissioner Reinert and passed on an 8-0 vote.

**AGENDA ITEM NO. 2**

The Commission considered an application for and conducted a public hearing on the appeal of Michael A. Hanchett, 123 E. 10<sup>th</sup>, Newton, Kansas for a variance from Section 3.2-1.B.4 of the Newton Zoning Ordinance, which requires that garages maintain a twenty foot setback when entered from an alley and Section 3.3 of the Newton Zoning Ordinance, which establishes the minimum rear yard setback at twenty five (25) feet for an attached garage in a residential zoning district. If granted, the variance would allow the issuance of a building permit for the construction of an attached garage at the residence at 123 E. 10<sup>th</sup> Street, Newton, Kansas with a zero rear yard setback and a 10 foot alley side yard setback.

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 opened the public hearing and asked those in favor of the project to speak first.

Jim McFarlane, 128 E 10<sup>th</sup>, Newton, Kansas appeared to support the proposal.

Robert Stroble, 122 E 10<sup>th</sup>, Newton, Kansas appeared and expressed support of the proposal but would also like to have improvements made to the alley.

He then called for those in opposition to the project.

With no one wishing to speak, the Chair closed the public hearing and called for a motion..

Commissioner Harris moved to approve the variance. Commissioner Miller seconded the motion.

The Chair called for discussion and there being none, he called the question. Motion carried 8-0.

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

The Commission then considered adoption of the 2008 Planning Commission schedule.

Commissioner Hill moved to adopt the 2008 schedule as presented. Commissioner Harris seconded the motion. Motion carried 8-0.

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

The Chair called for any old business.

Tim Johnson asked Commissioners to review the draft of the south side plan carefully, making their own comments in the margin. The Commission will then discuss possible revisions at its February meeting. Changes will then be forwarded to the consultant for inclusion in a revised draft.

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

The Chair called for any new business

There was none.

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

There being no other business to come before the Commission, the meeting adjourned at 7:27 p.m.

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Timothy R. Johnson  
Secretary