

**MINUTES
NEWTON-NORTH NEWTON PLANNING COMMISSION
REGULAR MEETING
March 3, 2008**

Members present: **Newton:** Lester Limon (11-0), Veronica Mosqueda (9-2),
Todd Smith (9-2), Gary Hill (9-2), Carl Harris (9-2)
Karla Winslow (9-2)

North Newton: Ron Loewen (9-2), Vern Miller (9-1)

Members absent: **Newton:** None

North Newton: Don Reinert (10-1),

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

Staff: Terry Williams, Building and Zoning Administrator, Suzanne Loomis, City Engineer/DPW and Commissioner Jim Nickel. Timothy Johnson, Community Development Director was absent.

The Newton-North Newton Area Planning Commission met on March 3, 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 February 4, 2008 were reviewed. The Chair asked if there were any additions or corrections. There being none, Commissioner Harris moved the minutes be approved as presented. The motion was seconded by Commissioner Hill and passed on a 7-0 vote.

AGENDA ITEM NO. 2

Chairman Limon abstained from Agenda Item No. 2 due to conflict of interest.

Due to the absence of Vice Chairman Reinert, Commissioner Harris chaired the meeting for this item.

The Commission considered the Final Development Plan for the PUD (Planned Unit Development) for Newton Presbyterian Manor, 1200 E. 7th, Newton, Kansas.

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 then asked the applicant or their representative to address the Commission.

George Krievins, PKHLS Architecture, 110 E 4th, Newton, Kansas appeared as the applicants representative. He prepared the design and plan for the project. He stated there was no change to the plan. He offered to answer any questions or concerns regarding the project.

The Chair inquired if there were any questions for Mr. Krievins. There were none.

The Chair then requested a motion from the bench.

It was noted by Suzanne Loomis, City Engineer, there is no concern regarding the drainage plan for this project area.

Commissioner Hill moved the PUD for Presbyterian Manor be approved as presented. Commissioner Miller seconded the motion. There being no further discussion, the motion was approved with a 6-0-1, with Chairman Limon abstaining.

Commissioner Smith entered the meeting.

AGENDA ITEM NO. 3

The Commission considered the revised draft of the South Newton/I-135 Corridor Land Use Plan.

City Engineer, Suzanne Loomis explained this was a time for the Commission to ask questions or to voice any concerns. She stated Tom Phillips was available to address any questions or requested changes to the document.

Chairman Limon asked for questions the Commission might have for Mr. Phillips. There being none at this time, he asked Mr. Phillips for a brief overview of the major differences in the document from the last meeting and this meeting.

Mr. Phillips began with page three and the newly inserted paragraph. He mentioned hearing comment at the last meeting to impress and state within the document that it was the desire for this area to have a full range of community services, schools, parks, fire station, community center, etc., so he tried to add that thought in this paragraph. He stated some of the changes were relatively minor, editing comments that were forwarded on to him. On page 11, it was suggested we express the need to insure there was a connection between the north and south end of Highway 50, so as to not present a major barrier for the community.

Suzanne Loomis inquired if the Southside Traffic Study previously presented to the Commission at a work session was referenced in this document; stating it has many specifics and detailed information of the traffic for this area. She thought it

gave much credibility when the Planning Commission is reviewing plats, requiring major thoroughfares to have good access to neighborhoods.

Mr. Phillips stated that it was not but welcomed the suggestion and stated it would be referenced.

Commissioner Hill suggested a word change of "opposition" to "position" on page 19, policy 3; stating "opposition" presented a negative side. Mr. Phillips will work on the wording of the policy.

Mr. Phillips said the biggest change is on page 24 and 25, regarding the secondary land study which is south of 36th Street to the county line. Time was allowed for the Commission to look at the new topics of Land Use Goals, Land Use Policies and Commercial and Industrial Development Policies added to the document. Mr. Phillips explained these are unincorporated areas over which they will not have much influence, but this document is just expressing their wishes. The new topics show the City does not want to see a lot of industrial/commercial development outside of urban services and wants to prevent residential/commercial/industrial development at or near the interchanges of 96th or 125th Street.

This concluded Mr. Phillips overview.

Commissioner Hill inquired if it would be appropriate to include 24th as a separate item on page 26, under Community Design Principles, the Key Entryway Design Principles.

Chairman Limon felt Kansas Avenue and 36th was more of an entryway to the City than 24th and Kansas Avenue. Mr. Phillips agreed in that they were looking at major exits off of I-135 into the City but said 24th Street could be added if the Commission so desired.

Commissioner Hill asked if the 74 dwelling units on page three should be named single family homes. Staff said they would double check. He also wanted the word "failure" in the second line of the second paragraph to be changed. On page 11, Commissioner Hill wanted (i.e. elementary schooling, public safety amenities, etc.) added after community facilities and public services.

Chairman Limon then asked for more discussion on the previous comment regarding 24th as an entry gateway.

Mr. Phillips addressed the question as to what a gateway actually is. He stated it is a significant entry point into the community that is traverse from not only people within the town but people outside of the town. It's the first major opportunity to create a positive image about your community and can become the most lasting image that people have when they enter into your community. In this particular context, it's coming off of I-135 from the south at 36th Street and coming over to

Kansas Avenue. This would be the major entryway. On the north side, it's coming off of Highway 50 into the community.

With regard to the discussion of locations, looking at the study area and entryways into the city off of major roadways, Ms. Loomis spoke of the future interchange and round-a-bout at Highway 50 and Anderson Street being as important as or even more so than 24th Street, as this will most certainly become a major entryway into the community.

Chairman Limon mentioned Highway 50 and Meridian and the large limestone monument at I-135 and First Street being gateways and emphasizing there can be numerous secondary gateways to different portions inside the city limits. It was suggested Mr. Phillips use descriptive language in regards to primary and secondary gateways and stating the meaning of such in the document.

Commissioner Hill expressed concerns with the topic Land Use Framework on page 23 where it mentions supporting the planning efforts of Harvey County. He took note that no Harvey County Commissioners were represented at the meeting. Mr. Phillips will speak with Tim Johnson, Community Development Director to make sure the Harvey County Commissioners and the Harvey County Planning Commissioners are aware of the document.

Commissioner Mosqueda made a motion to accept the South Newton/I-135 Corridor Land Use Plan with the following proposed changes:

1. Reference the City Traffic Study for the south side
2. Clarify #9, page 12 to signify the section corner for commercial development
3. Policy 3, page 19 to revise the word "opposition"
4. Descriptive language, page 26, verses listing boundaries that may change in the future
5. Add County Planning Commission to page 3

Commissioner Harris seconded the motion. There being no further discussion, Chairman Limon called the question. Motion passed on an 8-0 vote.

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

With regret, the Commission accepted the resignation of Commissioner Winslow.

AGENDA ITEM NO. 6

There being no other business to come before the Commission, the meeting adjourned at 7:45 p.m.

Terry Williams
Vice Secretary