

**NEWTON-NORTH NEWTON PLANNING COMMISSION  
REGULAR MEETING  
February 3, 2020**

Members Present: **Newton:** Carl Harris (7-2), Denise Goodnite (7-0), Dan Harder (8-1)

**North Newton:** Gary Roth (8-1), Joe Slechta (6-3)

Members Absent: **Newton:** Jay Sommerfeld (7-2), Jordan Miller (5-4)

**North Newton:** Tyson Weidenbener (6-3)

[Note: attendance-recording period runs from 5-1-2019 to 4-30-2020]

Staff Present: **Newton:** Chris Towle, City Attorney  
Justin Erickson, Building and Zoning Supervisor  
Sara Schmidt, Recording Secretary/Administrative Assistant

**North Newton:** Greg Nye, City Attorney

The Newton-North Newton Area Planning Commission met on February 3, 2020 in a regular meeting at the Newton City Hall commission chambers, 201 E. 6<sup>th</sup> Street, Newton. 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 January 6, 2020 meeting minutes.**

Commissioner Slechta moved to approve the minutes with an amendment to his attendance record as (5-3). Commissioner Harder seconded. Motion carried.

**AGENDA ITEM NO. 2**

**Consider and hold a public hearing on a proposed text amendment to Article XI of the zoning ordinances of the cities of Newton and North Newton, Kansas, regarding sign regulations.**

Newton City Attorney Towle presented the amendment. The City Commission adopted the Sign Ordinance update on November 12, 2019. However, that version did not include certain regulations specific to North Newton. The updated Sign Ordinance would include Addendum 1, which outlines regulations specific to North Newton. The addendum also includes a table, in which signs are permissible in our established zoning districts. A change to the definition order as well as a staff edit to the use of the words SUP was discussed.

Chair Harris opened the public hearing. There being no one to speak, the hearing was closed, and Chair Harris requested a motion from the bench.

Commissioner Roth moved to approve the proposed text amendment, with the discussed changes. Commissioner Goodnite seconded. Motion carried.

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

**Consider and hold a public hearing on a proposed text amendment to Article XIII, regarding the Joint Board of Zoning Appeals.**

Newton City Attorney Towle presented the amendment. The amendment would be a cleanup for pricing and zoning decisions that are made administratively including variance decisions.

Chair Harris discussed tabling the item until the next meeting and requested a motion from the bench.

Commissioner Harder moved to table the item until the next meeting. Commissioner Slechta seconded. Motion carried.

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

**Consider a request by Kidron Bethel Retirement Services a First Amendment to the Planned Unit Development for Campus Woods Estates Addition, a replat of Campus Woods Fourth Addition, City of North Newton, Kansas. The applicant requests:**

- A. An amendment of the footprints of the various duplexes so as to allow better alinement with the street and better use of land;**
- B. An amendment to the interior drainage easement; and**
- C. Rededication of drainage and utility easement along the southern 50 feet of said above description. The rededicated 50-foot easement clarifies that the easement is also a utility easement and not just a drainage easement.**

North Newton City Attorney Nye presented the request and stated that, if approved it would make an amendment to the PUD. Commissioner Roth discussed the engineering and drainage aspect of the project.

Tyson Miller, Vice President of independent living at Kidron Bethel stated that they are well on their way to building more homes. He went over their plan to build a pickle ball court and expand the shared spaces of the development including a vegetable garden, maintenance free homes, duplexes and a walking trail.

Commissioner Roth as a resident of Campus Woods 1 stated that a big selling point of the neighborhood was the community center but now it has been removed from plans and he would like to know why. Mr. Miller suggested focusing on the shared spaces that are in the plans instead.

Discussion was brought back to the bench and Chair Harris asks if Commissioner Roth holds a conflict of interest due to being a resident of Campus Woods 1. Newton City Attorney Towle stated that there is no conflict of interest and Chair Harris requested a motion from the bench.

Commissioner Slechta moved to approve the request and Commissioner Goodnite seconded. Motion carried.

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

#### **New Business**

There was no new business to discuss.

**AGENDA ITEM NO. 6**

There being no other business to come before the Planning Commission, the meeting adjourned at 6:27 p.m.



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Sara Schmidt  
Recording Secretary