

**NEWTON-NORTH NEWTON PLANNING COMMISSION
REGULAR MEETING
March 1, 2021**

Members Present: **Newton:** Carl Harris (6-0), Brian Scott (6-0), Dan Harder (5-1), Denise Goodnite (5-1), Arlan Newell (5-1), Jay Sommerfeld (2-4)

North Newton: Tyson Weidenbener (6-0), Gary Roth (6-0), Joe Slechta (5-1)

[Note: attendance-recording period runs from 5-1-2020 to 4-30-2021]

Staff Present: **Newton:** Suzanne Loomis, DPW/City Engineer
Justin Erickson, Building and Zoning Supervisor
Matt Mullen, Assistant City Attorney
Sara Schmidt, Recording Secretary/Administrative Assistant

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

The Newton-North Newton Area Planning Commission met on March 1, 2021 in a regular meeting at the Newton City Hall commission chambers, 201 E. 6th Street, Newton. At 6:01 p.m., a quorum was present, and Chair Weidenbener called the meeting to order.

AGENDA ITEM NO. 1

Consider approval of the December 7, 2020 meeting minutes.

MOTION: Commissioner Harris moved and Commissioner Scott seconded to approve the minutes. Motion carried.

AGENDA ITEM NO. 2

Consider and conduct a public hearing on an application for a Zoning District Amendment for property located along the south side of SE 14th Street, between South Pine Street and Parkwood Lane, north of Highway 50 from the current R-1 to an R-2 zoned district.

An application for a Zoning District Amendment, submitted by Claassen Family Investments LLC/Richard A. Claassen Family Trust, for property located along the south side of SE 14th Street, between South Pine Street and Parkwood Lane, north of Highway 50 was presented. The applicant requested an amendment from the Current R-1 (Single Family Dwelling District) to an R-2 (Two Family Dwelling District). The action to be taken by the Planning Commission will take the form of a recommendation to the Newton City Commission, who has final authority to act upon the request.

Chair Weidenbener opened the public hearing at 6:09 p.m. There being no one to speak, Chair Weidenbener closed the public hearing at 6:09 p.m., and discussion was brought back to the bench.

No discussion was held.

MOTION: Commissioner Harris moved and Commissioner Sommerfeld seconded to approve the Zoning District Amendment. Motion carried.

AGENDA ITEM NO. 3

Consider a preliminary plat for Newton Prestress Addition, for property located on the north side of Old Hwy 81/N Hesston Rd, between North Anderson Avenue and North West 36th Street.

A preliminary plat was presented by Kaw Valley Engineering as per the City's subdivision regulations. Staff continues to work with the applicant on a few items that will be discussed prior to the proposal of the final plat. A zoning determination will also be brought before the Commission preceding the final plat decision. A drainage report and plan has been received and is being reviewed by the City Engineering staff. Any final suggestions or changes will be made to the final plat before submittal to the Planning Commission. When a final plat is submitted to the Planning Commission, the Planning Commission's recommendation goes before the Newton City Commission, who has final authority to act upon the final plat.

City Engineering design standards requires keeping any additional water runoff resulting from the platting of this property from existing. Kaw Valley Engineering staff are currently projecting an approximate decrease in runoff of 10%.

Chris Goevert, General Manager of Prestress Concrete stood for questions and presented Kurk Stewart of Kaw Valley Engineering. He spoke regarding the flooding from the previous year stating that the Prestress Concrete facility had standing water in portions of the property and they would like to solve some of those issues. He would like to see the plat "over designed" in order to keep flooding issues for his business and surrounding areas at bay.

Greg Nye, North Newton City Attorney, rescinded the formal request to table the preliminary plat. He asked that the City of North Newton be conferred before a final plat is submitted to the Planning Commission due to concerns about drainage in the surrounding areas. The preservation of the beautification of the North Newton residential area to the east of the proposed preliminary plat is another concern to those living in the area.

Ron Braun, North Newton Mayor discussed drainage and screening. Mayor Braun also spoke to preserving the aesthetics of the surrounding residential North Newton community. He stated concern for flooding and hoped that an additional height of the 6-foot screening would be considered. On behalf of the North Newton community, Mayor Braun hoped that discussion will be held between the two cities prior to being brought to a vote.

Kurk Stewart, of Kaw Valley Engineering, stood for questions regarding the drainage plan that is under review by staff. The current topography allows water runoff from the east of the property to run directly south along North Anderson Avenue and the west portion drains directly into mud creek. The current drainage plan would not change the direction of the drainage but will decrease the amount of flow which is currently projected at a decrease of 30 cubic feet per second or approximately 10%. The Kaw Valley design will be made to be in conjunction to the 100-year flood and to follow the requirements of the City of Newton engineering design standards, which necessitates a 100-year detention with an extra foot of freeboard.

MOTION: Commissioner Harris moved and Vice Chair Harder seconded to approve the preliminary plat subject to a final drainage plan review and approval of minor adjustments to the plat as suggested by staff. Motion carried 8-1 with Chair Weidenbener opposing.

AGENDA ITEM NO. 4

Old Business

There was no old business to discuss.

AGENDA ITEM NO. 5

New Business

There was no new business to discuss.

AGENDA ITEM NO. 6

Adjournment

There being no further business, the Chair declared the meeting adjourned at 7:05 p.m.



Sara Schmidt
Recording Secretary