

Town Of Newton
Plan Commission

January 4,2023

D.Thomas

M.Slattery

L.Glaeser

R.Ross

R.Bauer

C.Bauer

The meeting was called to order at 6:00 PM. She stated that D.Reis and E.Downing were excused.

Verification of public notice , posted as required.

A motion to approve the agenda was made by R.Sieben and a second by C.Bauer. Motion carried unanimously .

A motion to approve the minutes from the previous meeting was made by R.Ross and a second by R.Sieben. Motion carried unanimously.

Item # 6 Francis Lulloff was present for a pre-application for a possible zone change of 25.2 acres of land they and his family own in the NE 1/4 of the NE ¼ Of Sec . 27. The land is presently in A-2 zoning and they are looking to rezone it to B-1.(see copy attached). M.Slattery stated the process and said the next meeting would be the public hearing on February 6,2023.

Item # 7 Paul and Stacy Sargent of 6329 CTH LS. A review of a certified survey for a driveway change. Mia Quistorf was present and submitted the survey (see copy attached).

Item #8 Boucnchun Buddhist Temple at 6703 Gass Lake Rd. Steve Mauer was present as a representative. This is a pre-application for a conditional use permit to build a new temple and use the present one as a parsonage or living area. Discussion occurred as to the operation ad use. It was stated that we would do a site visit on our own time with the Public Hearing in February.

Item # 9 Chris and Renee Hytry -Derrington a review of the certified survey they submitted . Chris gave an update .(see copy attached) Discussion occurred as to the lot size of LMSR being no less than 5 acres. They are looking to put the land in a trust and were not aware of the acreage minimum . Suggestions as to what to do or how to handle this were given.

Item # 10 Ken Jaworski, town planner was present . Discussion was on the plan commission proposed change to the zoning and land use ordinance. Discussion also to the minimum lot size. A possibility of a special meeting to have the discussion and possible amending of the comprehensive plan to remove the minimum lot size requirement as an implementation tool and other potential zoning changes.

Item # 11 Conditional use permit review and discussion. Vortex Sprayliners is closed. Kumbalek and Holtz, D.Thomas will contact to check if they are in compliance. D.Thomas will contact Marion Hahn to see if she is still operating .

A motion to adjourn was made by R.Ross and a second by C.Bauer. Motion carried unanimously.

Meeting adjourned at 8:17 PM.

Respectfully Submitted;



Lee J. Glaeser

Plan Comm. Sec.

February 6, 2023

Town Of Newton
Plan Commission

D.Thomas	L.Glaeser	R.Sieben
M.Slattery	R.Bauer	C.Bauer
E.Downing	D.Reis	

The meeting was called to order at 6:02 PM by Chairman D.Thomas. She stated that R.Ross was excused .

Verification of public notice , posted in the appropriate locations.

D.Thomas stated that item # 9 would be deleted from this evenings agenda. A motion to approve the agenda was made by E.Downing and a second by R.Sieben. Motion carried unanimously.

A motion to approve the minutes from the previous meeting was made by C.Bauer and a second by E.Downing. Motion carried unanimously.

Public input ; M.Slattery gave comments as to a pond being dug on the property of Randy Kasten. Discussion was made as to what should be done since the pond has already been dug. He needs to fill out a pond excavation form and he should also appear at the next meeting. M.Slattery will put it on the March meeting agenda.

Item # 6 A certified survey for Paul and Stacy Sargent, 6329 CTH LS, and Marshall / Mia Quistorf. The legal description is on the back side . A motion by L.Glaeser and a second by D.Thomas to approve the certified survey as submitted . Motion carried unanimously.

Item #7 Public Hearing for Francis Lulloff to rezone 25.3 acres from A-2 to B-1 located in the SW ¼ of the SW ¼ of Sec. 27 in the I-43 interchange area. The applicants gave background as to the reason for the rezone. A question was asked about traffic and what may be going in that area. Correspondence from The Farm Discovery Center stating they were in favor of the proposal. Public Input closed. No committee discussion. A motion by E. Downing and a second by C.Bauer to approve the zone change request was made. Motion carried unanimously .

Item # 8 Barry Lemberger has questions as to obtaining part of the property next to him to erect a shop and park his semi - truck and trailer. D.Thomas gave some background to the situation and asked if the parcel could be squared off to make it more sensible. Discussion occurred as to make sure we make conforming lots.

Item #9 Was deleted from the agenda.

Item # 10 continued discussion on maximum lot sizes , permitted uses and conditional use permits. Comments were made as to the matrix and try to make it more consistent and more defined. Next meeting is scheduled for March 6, 2023 at 6 : 00 PM with a site visit at the Buddhist temple at 5:30. A motion by E.Downing to adjourn was made and a second by D.Reis . Motion carried unanimously. Meeting adjourned at 7:24 PM .

Respectfully Submitted ;



Lee J. Glaeser

Plan Comm. Sec.