

Town Of Newton
Plan Commission

February 12, 2024

D.Thomas	L.Glaeser	R.Sieben
M.Slattery	E.Downing	J.Ney
K.Behnke	C.Bauer	N.Herzfeldt

The meeting was called to order by Chairman D.Thomas at 6:05 PM.

Verification of public notice posted as required.

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

A motion to approve the minutes from the previous meeting was made by D.Thomas and a second by J.Ney . Motion carried unanimously.

Public Input ; Nothing given.

Item # 6 Neal Verfureth ,d.b.a. Energy Bank Inc. A conditional use permit pre-application meeting . This is to operate a light manufacturing facility at 8499 CTH CR. Neal Verfureth present and explained his intent and use for the proposed building . This would be light manufacturing operation at which they would be accepting product and assembling LED fixtures and controls. (see application permit). He stated that they will be using appox. 12,000 sq. ft. of the building at present. This would occur should the permit be approved on March 11, 2024.

Item # 7 Matthew Dehnert, 4356 N. Valley View Circle. A pre-application meeting for a conditional use permit for additional building added to the present home as an apartment to care for his mother and brother. Jodie Popp had concerns as to the cleanliness of the property and home values. R.Sieben had questions as to why a CU permit would be required to remodel an existing garage for living quarters. D.Thomas noted that per 14.03 # 4 two family dwelling (see copy attached) . The public hearing will be March 11, 2024.

Item # 8 Discussion on split -zoning on the same parcel. M.Slattery gave comments on this zoning . We will have further discussion with K.Jaworski , town planner on this subject.

Item # 9Discussion on solar requirements and small wind towers. We should look so we have documentation should we have a land owner wanting to do this type of thing.

Item # 10 Discussion on home vacation rentals. D.Thomas stated that vacation rentals we can not deny, but we can have it noted as some lite restrictions .

Item #11 Discussion on Town Ordinance 13.01 Development Requirement overview. It was noted that lots should stay at 2 acres and have discussion on matters that identify lots.

Item # 12 Questions and concerns on parent parcels in A-3 zoning. Discussion was on being consistent and what is considered a parent parcel and how many lots are allowed.

The main home parcel was not included in a development right.

Item # 13 Discussion and review of Conditional use permits. Items no longer needing a Conditional use permit were deleted.

D.Thomas gave comments and a handout for future meeting references.

A motion by E.Downing and a second by C.Bauer to adjourn was made. Motion carried unanimously. Meeting adjourned 8:27 PM. Next meeting scheduled for March 11 , 2024 @ 6:00 pm .

Respectfully submitted ;

Lee J . Glaeser

Plan Comm. Sec.