

## April 8, 2025

The Zoning Board met on April 8, 2025, at 6:00 PM in the City Council Room at Newton City Hall.

Roll call was taken. Present: Lanette Huddleston, Tom Clark, Maxine Calvert, Kenneth Belcher, Ken Albrecht, John Stone and Twyla Harvey. Absent: Ed Webb.

Pledge of Allegiance was led by Tom Clark.

Minutes were read and approved.

Chairman Albrecht stated we were meeting on two issues and turned the floor over to John Stone.

John said based on what we granted to Jared Wagner, we should discuss amending the Zoning Code to allow duplexes to be built in a SR1 Zoning District with a Special Use Permit. If we make this change, it will not have to go to the Council for their approval. Twyla Harvey made a motion to recommend to the Council that they change the Zoning Ordinance to allow duplexes as special use in SR1 Zoning District. Kenneth Belcher seconded the motion, and the motion passed.

John said we needed some guidelines on rental storage buildings....such as where they can be located and how to secure them. There is very little mention in Zoning Code 40-2-2.

Zoning Map indicates B1 as Van Buren and Jourdan Street as residential. B3 as highway businesses. This leaves the Industrial District Southeast of Newton or the West end of Newton around TPS and the highway garage.

Tom Clark stated he thought any future storage warehouses should be on a permanent foundation. If it's on a permanent foundation the property would be taxed.

Ken Belcher asked if a slab would be considered a permanent foundation and John Stone said yes it would. John also stated this change is for public rental storage only.

Twyla Harvey made a motion to recommend to Council all future mini warehouses as described in the present Zoning Code 40-2-2 be required to be in the Industrial District and be permanently affixed to the ground. Also, it needs to be listed as permanent use. Kenneth Belcher seconded the motion, and the motion passed.

Lanette Huddleston made a motion to adjourn, and Tom Clark seconded the motion.

Submitted by:

Twyla Harvey