



**AGENDA**  
**North Newton Planning & Zoning Commission -**  
**Regular Meeting May 5, 2025 6:00 P.M.**  
**North Newton City Hall**

1. Call to order
2. Minutes of the April 7, 2025 regular meeting
3. Adjournment

## **MINUTES**

### **North Newton Planning and Zoning**

**April 7, 2024 – 6:00 P.M.**

**North Newton City Hall**

#### **1. Call to Order**

Chairperson, Keith Schroeder, called the meeting to order. Those present and constituting a quorum were:

**P&Z COMMISSION:** Chairperson, Keith Schroeder, Gary Roth, Joe Slechta and Tyson Weidenbener, vice chair.

**STAFF:** Brad Harris, City Administrator; Greg Nye, City Planner

**ABSENT:** Tim Hodge

**OTHERS:** Laura Sharp (applicant), Gerherd Neufeld, Scott Davies, Rev. Kim Andrews, Rod Kliewer, Amy Kliewer

#### **2. Minutes of December 2, 2024 meeting.**

Schroeder asked if all Commissioners had a chance to review the minutes of the December 2, 2024 meeting and if there were any corrections that need to be made. No one proposed any changes.

There was a motion by Commissioner Weidenbener and second by Commissioner Slechta to approve the minutes of the December 2, 2024 meeting.

**Motion carried unanimously.**

#### **3. Consider a Special Use Permit for a bed and breakfast at 304 Old Colony Ct.**

Nye reviewed the staff report.

Schroeder invited the applicant to address the commission.

Mrs. Sharp shared that the house is a five bedroom and would allow for a maximum of twelve guests. The maximum stay allowed is 28 days. The Sharp Family intends to return to living in the home after approximately one year, and will have a local property manager while they are away.

Nye noted that in his recommendation that no more than four bedrooms may be used, with three guests allowed per living unit. The fifth room may be used as an entertaining area or some other purpose besides sleeping.

Schroeder asked if there were any public comments for or against.

Gerhart Neufeld expressed some concerns with the high guest count, and hoped that a quality property manager is used.

Scott Davies expressed the need for assurances that noise will not become an issue. Nye informed him that there are City noise ordinances which can be acted upon if needed.

Rod Kliwer said he was unfamiliar with AirBnBs with more than 10 guests allowed. He is concerned that the house could be used for parties. He ultimately supports the SUP.

Rev. Kim Andrews expressed concerns about the behavior that could come from large groups of people, and if this SUP could set a precedent.

Schroeder closed the public comment portion.

Slechta moved, Roth seconded to approve the Special Use Permit for a bed and breakfast based on the information received and as stated in the **general standards and specific Bed-and-Breakfast standards with the reminder that guest counts are limited to twelve.**

Motion carried unanimously.

Schroeder had each commissioner confirm that they had reviewed the **general standards and specific Bed-and-Breakfast standards and staff report.**

#### **4. Adjournment.**

There being no further business, Schroeder asked for a motion to adjourn the meeting.

MOTION: Said motion was moved and seconded. Motion carried unanimously.

**Schroeder adjourned the meeting at 6:45 p.m.**

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City Attorney/ Planner

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Planning & Zoning Chair

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Date Approved

DRAFT