

# AGENDA

Newton County Plan Commission  
Newton County Government Center  
January 26, 2021  
8:00 p.m.

I. CALL TO ORDER

II. ELECTION OF OFFICERS

III. APPROVAL OF THE FEBRUARY 25, 2020 MINUTES

IV. **WILLIAM BALENSIEFER PC20-3 CHANGE OF LAND USE FROM AN  
AGRICULTURAL ZONED DISTRICT TO A MIXED ZONING  
DISTRICT. 3705 E SR 16 BROOK IN 47922 7.900 ACRES MORE OR  
LESS IN IROQUOIS TOWNSHIP**

V. OTHER MATTERS

# **NEWTON COUNTY PLAN COMMISSION MEETING MINUTES**

Tuesday, January 26, 2021  
8:00 pm  
Newton County Government Center

**Called to order 8:00 pm; pledge**

**Present:**

David Atkinson

Steve Snell

Mike Parrish

Tim Drenth

Kathryn Weiss

Russell Collins

Russell Rigby

Dave Miller (President)

Daisy Cicero

Becky Goddard (Attorney)

Harry Hanford

8:00 pledge

David: Introduces Steve Snell, Kathryn Weiss, Daisy Cicero, Kaylee Watts, Robbie Slavens  
Election of Officers

Russ: Moved to retain officers

Harry Seconded

Dave Miller remaining Chair, and Russell Rigby remaining Vice Chair

All vote aye; Motion carried 8-0

Review Feb 5, 2020 minutes

Tim moved to approve

Russ R seconded

All aye; Motion carried 8-0

William Balenseifer, PC 20-3: Change of land use from Agricultural to Mixed.

Mr. Balenseifer was in attendance to represent petition.

Proposed repurpose of property formerly Hazelden Country Club

Daisy: He's applied zoning variance from Ag to MXD at Hazelden

Properly advertised

Wants to create apartments, a residence, and a bed and breakfast

Utilize a storage and maintenance building

Dave Miller: Open to the board for questions

Russ C: What's the sewage situation?

Balenseifer: Septic field up to 250 people, but will only be used for up to 10-12 people

Harry: You bought 10 acres?

Yes

Harry: You're putting in modulars?

Balenseifer: No, no more buildings added; no changes to the yard.

Russ R: You're converting the restaurant and pro shop to apartments?

Yes

Russ R: No new buildings?

David M: House to the W is modular

Tim: What is mixed zoning?

Daisy lists the permitted structures/uses

Russ: What zoning is it now?

Daisy: Ag

Russ R: Is this use allowed in Ag?

Dave M: It used to be private

Russ R: George Ade's place

Tim: There's a lot of history there.

Steve, Tim, David A. review plat

Dave M: Open to the audience for discussion

Mike Parrish: the leach field may need inspection by the state to ensure it will meet code for multi-use

Tim: there are multiple uses for systems?

Dave M: Back to the board

Russ C: Water standing out front is a concern; there's a lot of it.

Russ R: What would be in the other buildings?

Balenseifer: Covered Storage; the shop could be used for a repair shop, small repairs like lawn mowers. Wants all buildings to be used regularly.

Board expresses concern for water retention

Russ C: Questioned location of leach bed.

8:13

Steve questioned distance "back" of purchased plot

Russ R: How old is the septic?

Balenseifer: I believe it's within the past 15 years

Tim: I have no issues, I'm just glad you're putting it to use

Russ C: My only concern is the septic

Mike P: Just a letter needed stating we meet the state requirements.

Tim: Move to grant request

Russ R: Seconded

Dave M: all in favor

Russ Collins voted nay

Motion carried 7-0; Collins to deny

Dave M: Approved, now it goes before commissioners

Russ C: Just get the letter before going to Commissioners

Mike: You'll need the letter before a permit is issued

Dave M: Other matters?

Tim: Why are meetings so late?

Harry: BZA meets before Plan Commission.

Daisy will look into it.

Butch brought up voting on members who are both in BZA and plan commission

8:20

Board confirmed it's 4 year terms, per prior minutes

Dave M: Other matters?

Tim moved adjourn

Russ R. seconded

All aye. Motion carried 8-0.

Adjourned at 8:23 pm

  
Secretary

  
Chairman