



**AGENDA**  
**PLANNING COMMISSION**  
 Tuesday, February 7, 2017 – 5:00 PM  
**City Council Chambers**  
 125 East Avenue B, Hutchinson, Kansas

**1. ROLL CALL**

- |                                   |                          |                       |   |
|-----------------------------------|--------------------------|-----------------------|---|
| <input type="checkbox"/> Macklin  | <input type="checkbox"/> | Woleslagel            | <input type="checkbox"/> Bisbee (Chair) |
| <input type="checkbox"/> Hamilton | <input type="checkbox"/> | Peirce                | <input type="checkbox"/> Obermite       |
| <input type="checkbox"/> Carr     | <input type="checkbox"/> | Hornbeck (Vice Chair) | <input type="checkbox"/> Peterson       |

**2. APPROVAL OF MINUTES** – Meeting of January 3, 2017.

**3. CORRESPONDENCE & STAFF REPORTS** – Motion to accept documents into the official record.

**4. PUBLIC HEARINGS**

- a. CUP17-000001, Conditional Use Permit for a Car Wash in the C-4 District, 2601 N Main St**  
*Applicant:* Moises Segoviano, Time to Shine Car Detail & Wash LLC  
*(Staff Representative: Amy Allison)*

*Action: Motion to recommend (approval / denial) of conditional use permit request #ZA17-000001 for a car wash and detail business at 2601 North Main Street based upon a finding that the factors required for approval are (met/not met).*

**5. NEW BUSINESS**

- a. Update on the 2017-2037 Comprehensive Plan

**6. UPCOMING CASES - None**

**7. ADMINISTRATIVE CASES**

- a. CTY17-000001, Prairie Dunes Country Club Lodging House, 4812 E 30th Ave – City has no objections
- b. WCF16-000002, AT&T Wireless, replacement of 6 antennas on tower, 1403 E 1st Ave – Status: Issued
- c. PSA17-000001, King Precision Manufacturing, 2709 E 4th Ave, proposed addition – Status: Under review
- d. Occupancy Permit #16-83032, Addiction counseling office, 319 S Main St – Status: Issued
- e. Occupancy Permit #16-83071, DFLAG South Central Kansas, 2534 N Main St – Status: Issued
- f. Occupancy Permit #17-83196, Jade Mountain Martial Arts, 128 W 5th Ave – Status: Issued
- g. Building Permit #16-83048, New single family dwelling, 1405 Hollyhock Dr – Status: Issued

**8. OPEN COMMENTS FROM THE AUDIENCE** (Please limit comments to five minutes.)

**9. COUNCIL ACTION ON CASES**

**10. ADJOURNMENT**

Staff Contacts:	Jana McCarron	620-694-2681	Casey Jones	620-694-2667
	Amy Allison	620-694-2638	Aaron Barlow	620-259-4198
	Charlene Mosier	620-694-2639	Stephanie Stewart	620-694-2635

1. **ROLL CALL**

The Planning Commission meeting was called to order at 5:00 p.m. with the following members present: Harley Macklin (1/1), Janet Hamilton (1/1), Todd Carr (1/1), Mark Wolesslagel (1/1), Ken Peirce (1/1), Tom Hornbeck (1/1), Robert Obermite (1/1) and Darryl Peterson (1/1). Terry Bisbee (0/1) was absent. Staff present were Jana McCarron, Director of Planning and Development; Casey Jones, Senior Planner; Aaron Barlow, Associate Planner; and Stephanie Stewart, Planning Technician.

2. **APPROVAL OF MINUTES**

The minutes of the December 20, 2016, meeting were approved on a motion by Carr, seconded by Bisbee, passed unanimously.

3. **CORRESPONDENCE & STAFF REPORTS**

The documents and staff reports were accepted into the official record on a motion by Macklin, seconded by Hamilton, passed unanimously.

4. **PUBLIC HEARINGS**

a. **ZA16-000004: Zoning Amendment for 2714 N Waldron St**

*Request to rezone 2714 N Waldron St from R-3 to C-2.*

Hornbeck asked if any commissioners had any outside contacts or conflicts of interest in this case. There were none.

Jones presented the request to rezone the property at 2714 North Waldron Street from R-3 Moderate Density Residential District to C-2 Neighborhood Commercial District. The property is a large lot with a vacant single family dwelling. The 2005 adopted Comprehensive Plan Future Land Use Map designates this property as low density residential. However the City may, in the future, see commercial development along Waldron Street, so the draft comprehensive plan (not yet adopted) has this corridor designated as commercial. Jones stated that staff suggested the applicant contact the owners of the adjacent properties to the North to submit a joint rezone request in order to avoid spot zoning. However, the application was submitted only for this one lot. McCarron cautioned that rezoning the property, which is surrounded by residential uses, would result in spot zoning and would also pose development issues for the applicant and potential conflicts for land uses. Discussion ensued.

Jim Nunns, 1700 E 30th Ave, Suite A, spoke on behalf of the applicant, Dr. Janelle Regier. He stated that the house has been vacant for about two years. Dr. Regier practices rheumatology and typically sees 10 to 12 patients per day. They plan to demolish the house and build a new office building. She is not interested in using the property for retail purposes. He said it would have low impact on traffic, no bright lighting outdoors and will meet all City requirements for

new construction. They did speak with a couple of neighbors and stated that the neighbors were not opposed to rezoning their properties. He added they would be open to a different zoning classification that would allow an office if C-2 were not the most suitable zone. Discussion ensued.

**Motion by Carr, seconded by Macklin, to recommend approval of zoning amendment request #ZA16-000004 to rezone the property located at 2714 North Waldron Street from R-3 Moderate Density Residential District to C-2 Neighborhood Commercial District based upon a finding that the factors required for approval are met as follows:**

1. **Character of the neighborhood: C-2 zoning is located across the street.**
2. **Current zoning and use of nearby property: C-2 zoning is located across the street.**
3. **Suitability of the property for its current zoning designation as compared to the proposed zoning designation: C-2 zoning is located across the street and Waldron Street has been improved with a turning lane added.**
4. **Extent of detrimental effects to nearby properties if the application were approved: The area seems to be changing to commercial.**
5. **Length of time the property has remained vacant: Staff agrees this is met, as the property has been vacant for two years.**
6. **Relative gain to the public health, safety and welfare compared to the hardship imposed upon the landowner if the application were denied: The applicant agrees to follow City codes when constructing the office building and this will have minimal impact on traffic due to the fact that there is a turn lane and this is already a higher traffic street.**
7. **Conformance of this request to the Comprehensive Plan: Although the adopted Comprehensive Plan does not show this area as commercial, the Commission feels that the future points to this area being commercial.**
8. **Impact on public facilities and utilities: The street was recently updated and widened with a turning lane added.**

**The motion passed with the following vote: Yes - Macklin, Hamilton, Carr, Woleslagel, Peirce, Hornbeck, Obermite and Peterson.**

Jones stated that the statutory 14-day protest period begins now, and the case will be considered by the City Council on February 7, 2017, at 9:00 a.m.

5. **NEW BUSINESS** - None.

6. **UPCOMING CASES** - None.

7. **ADMINISTRATIVE CASES**

a. **16-WCF-03:** Zayo DAS Tower, 2400 Block of N Main St – Status: Denied.

b. **1683088:** Occupancy permit, Automotive Detailing, 2601 N Main St – Status: Approved

- c. **SIT16-000005:** Zoo Otter Exhibit – Status: Site Plan has been approved
  - d. **SIT16-000006:** Hutchinson Regional Medical Center ICU Addition – Status: Site Plan in review
8. **OPEN COMMENTS FROM THE AUDIENCE** – None.
9. **COUNCIL ACTION ON CASES** – The Adult Daycare ordinance amendments were approved on January 3, 2017, and will go into effect once the ordinance is published.
10. **ADJOURNMENT** – The meeting adjourned at 5:36 p.m.

Respectfully Submitted,  
Stephanie Stewart, Planning Technician

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2017

Attest: \_\_\_\_\_



125 E Avenue B | Hutchinson KS 67501  
620.694.2639

# Staff Report

## Planning Commission

PC Agenda Item #: Item 4a.

Planning & Development Department

Case: CUP17-000001

January 25, 2017

Hearing Date: February 7, 2017

### REQUEST:

Conditional Use Permit – Car Wash

Staff

#### Staff Representative:

Amy Allison  
Housing Program Coordinator

### Subject Property: 2601 N Main St.



Application Information

#### Applicant:

Moises Segoriano  
Time to Shine Car Detail &  
Wash LLC  
8 Lazy Lane  
Hutchinson, KS 67502

#### Property Owner:

Kenneth Winkley  
1201 Stone Bridge Dr  
Hutchinson, KS 67502

#### Engineer/Surveyor/Architect:

N/A

#### Application Materials:

[Link to Materials](#)

#### Concurrent Applications:

N/A

Zoning

#### Zoning:

C-4 Special Commercial District

#### Comprehensive Plan Designation:

Commercial

#### Subdivision:

Park

Notice & Review

#### Development Review:

01/10/2017 (Exhibit B)

#### Public Hearing Notice Published:

01/11/2017 (Hutchinson News)

#### Property Owner Notice:

13 owners, 13 properties  
01/09/2017

#### Next Steps:

City Council –02/21/2017

### STAFF RECOMMENDATION: APPROVAL-WITH CONDITIONS

Staff-Recommended Conditions of Approval (Exhibit A)

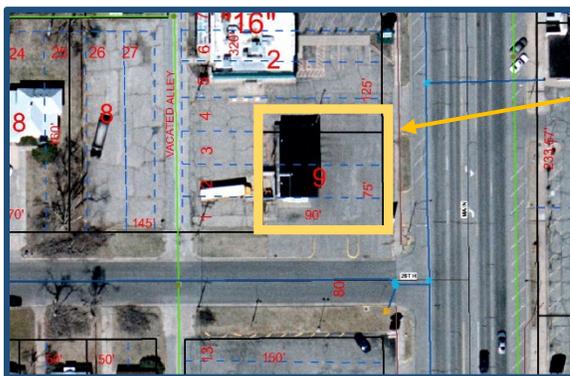
### MOTION:

Recommend (approval /approval with conditions / denial) to City Council of conditional use permit request number CUP17-000001 for a car wash at 2601 N Main St based due consideration of the standard factors required for approval of conditional use permits and a finding that said conditions are met, with the staff-recommended conditions.

### PROJECT SUMMARY:

Request for conditional use permit approval to expand the existing auto detailing business located at 2601 N Main St to include car washing on-site.

### LOCATION MAP:



Subject Property



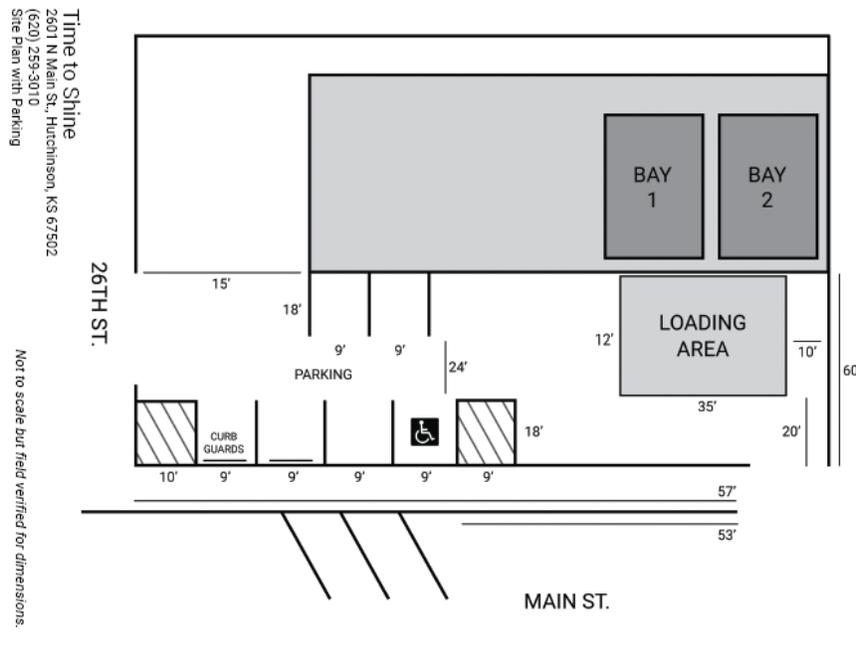
**ANALYSIS OF STANDARD FACTORS OF APPROVAL REQUIRED FOR CONDITIONAL USE PERMIT REQUESTS:**

Factor	Analysis	Met   Not Met																		
<b>1. Character of the neighborhood</b>	The character of the neighborhood is all commercial, surrounding properties consist of two drive-thru restaurants, a gas station and a strip mall.	<input checked="" type="checkbox"/> Met																		
<b>2. Current zoning and uses of nearby property</b>	<table border="1"> <thead> <tr> <th>Location</th> <th>Zoning</th> <th>Use</th> </tr> </thead> <tbody> <tr> <td><b>Subject Property</b></td> <td>C-4 Special Commercial</td> <td>Auto Detailing</td> </tr> <tr> <td><b>North</b></td> <td>C-4 Special Commercial</td> <td>Drive-thru Restaurant</td> </tr> <tr> <td><b>South</b></td> <td>C-4 Special Commercial</td> <td>Drive-thru Restaurant</td> </tr> <tr> <td><b>East</b></td> <td>C-4 Special Commercial</td> <td>Strip Mall: Office and retail space</td> </tr> <tr> <td><b>West</b></td> <td>C-4 Special Commercial</td> <td>Parking Lot</td> </tr> </tbody> </table>	Location	Zoning	Use	<b>Subject Property</b>	C-4 Special Commercial	Auto Detailing	<b>North</b>	C-4 Special Commercial	Drive-thru Restaurant	<b>South</b>	C-4 Special Commercial	Drive-thru Restaurant	<b>East</b>	C-4 Special Commercial	Strip Mall: Office and retail space	<b>West</b>	C-4 Special Commercial	Parking Lot	<input checked="" type="checkbox"/> Met
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	<b>East</b>	C-4 Special Commercial	Strip Mall: Office and retail space																	
<b>West</b>	C-4 Special Commercial	Parking Lot																		
<b>3. Suitability of the property for the proposed use as presently zoned</b>	The property is suitably zoned for an auto detail and car wash facility. The property has adequate access points for circulation and the existing structure will accommodate the proposed use, meeting all building code requirements.	<input checked="" type="checkbox"/> Met																		
<b>4. Extent of detrimental effects to nearby properties if the application were approved</b>	No detrimental effects are anticipated.	<input checked="" type="checkbox"/> Met																		
<b>5. Length of time the property has remained vacant</b>	The property is currently used for auto detailing. The applicant would like to expand his business to include car washing on-site.	<input checked="" type="checkbox"/> Met																		
<b>6. Relative gain to the public health, safety and welfare compared to the hardship imposed upon the landowner if the application were denied</b>	<u>Health, safety, and welfare:</u> There are no anticipated detrimental effects to health, safety or welfare for the proposed use. The proposal meets the requirements of the City's regulations.	<input checked="" type="checkbox"/> Met																		
	<u>Landowner hardship:</u> If the conditional use permit is not approved, the applicant would not be able to wash the cars on-site.																			
<b>7. Conformance of this request to the Comprehensive Plan</b>	The 2005 Comprehensive Plan proposes this property to be used as a commercial site. The applicant is proposing a commercial use; the request is in conformance with the Comprehensive Plan.	<input checked="" type="checkbox"/> Met																		
<b>8. Impact on public facilities and utilities</b>	The Car Wash will require more use of water and water run-off, but the property is adequately fitted to handle the use and meets building code requirements.	<input checked="" type="checkbox"/> Met																		

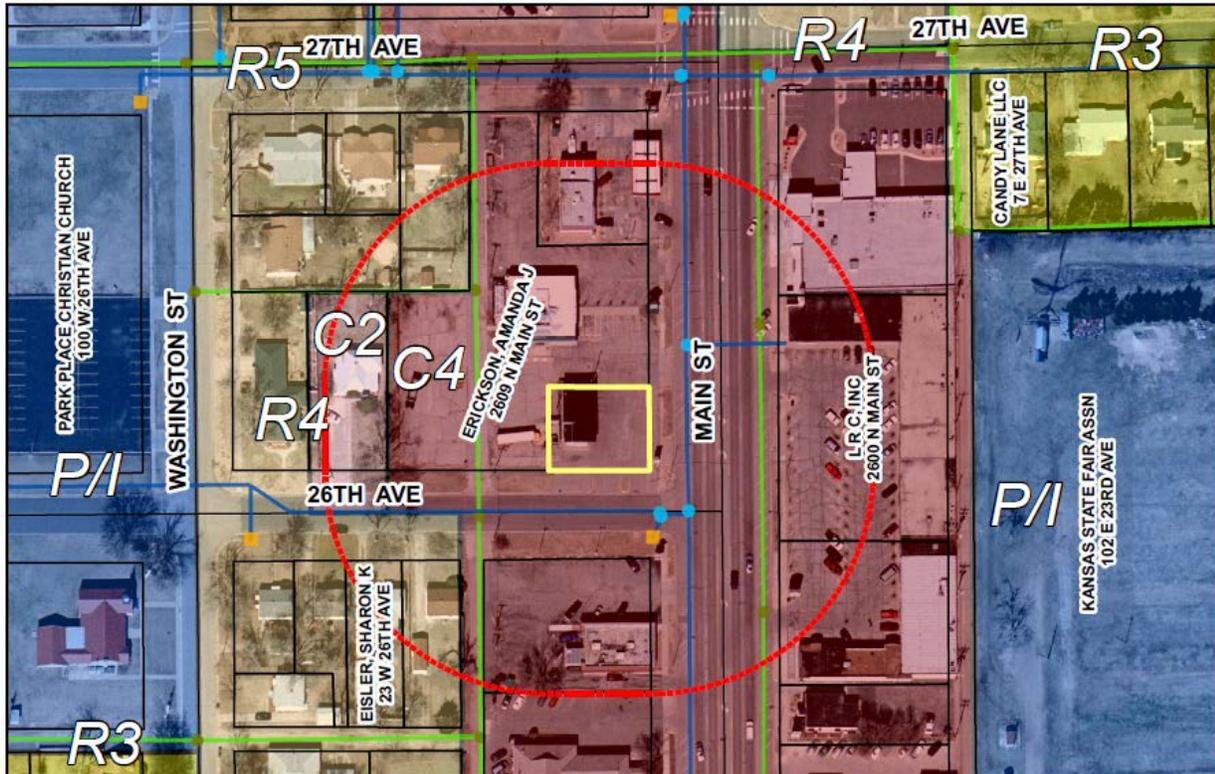
**SITE PLAN REVIEW:**

Item	Standard	Provided	Met   Not Met
Front yard setback	0 feet	60 feet	<input checked="" type="checkbox"/> Met
Side and rear yard setback	10 feet N& W, 15 feet E	0'-N, 1' W; 15'-E (Existing Structure)	<input checked="" type="checkbox"/> Not Met (existing structure)
Building Height	35 feet	13 feet	<input checked="" type="checkbox"/> Met
Maximum Lot Coverage	60%	24%	<input checked="" type="checkbox"/> Met
Driveway Surfacing	Asphalt or Concrete	Concrete	<input checked="" type="checkbox"/> Met
Drive Aisle Width	24 feet	24 feet	<input checked="" type="checkbox"/> Met
Parking	6 spaces	6 spaces	<input checked="" type="checkbox"/> Met
Landscaping & Screening	Existing property is developed and there is not adequate room to add landscaping.	Section 27-501.c.2.b. provides that the Planning Commission to may require landscaping in conjunction with a Conditional Use Permit application. Because this is a developed site and no additional development is proposed, staff recommends no landscaping be required.	<input checked="" type="checkbox"/> Met (see discussion at left)
Mechanical Equipment Screening	New equipment must be screened	No new mechanical equipment proposed.	<input checked="" type="checkbox"/> Met
Trash Bin Screening	Required for dumpsters and large trash bins	The property uses polycarts.	<input checked="" type="checkbox"/> Met
Exterior Lighting	Shaded from residential uses	Lighting meets standard.	<input checked="" type="checkbox"/> Met
Access	Direct access or indirect access secured with private access easements	The property has two direct accesses.	<input checked="" type="checkbox"/> Met
Fencing	Fencing is not required	No fencing is proposed.	<input checked="" type="checkbox"/> Met

**SITE PLAN:**



ZONING MAP:



OMPREHENSIVE PLAN MAP:

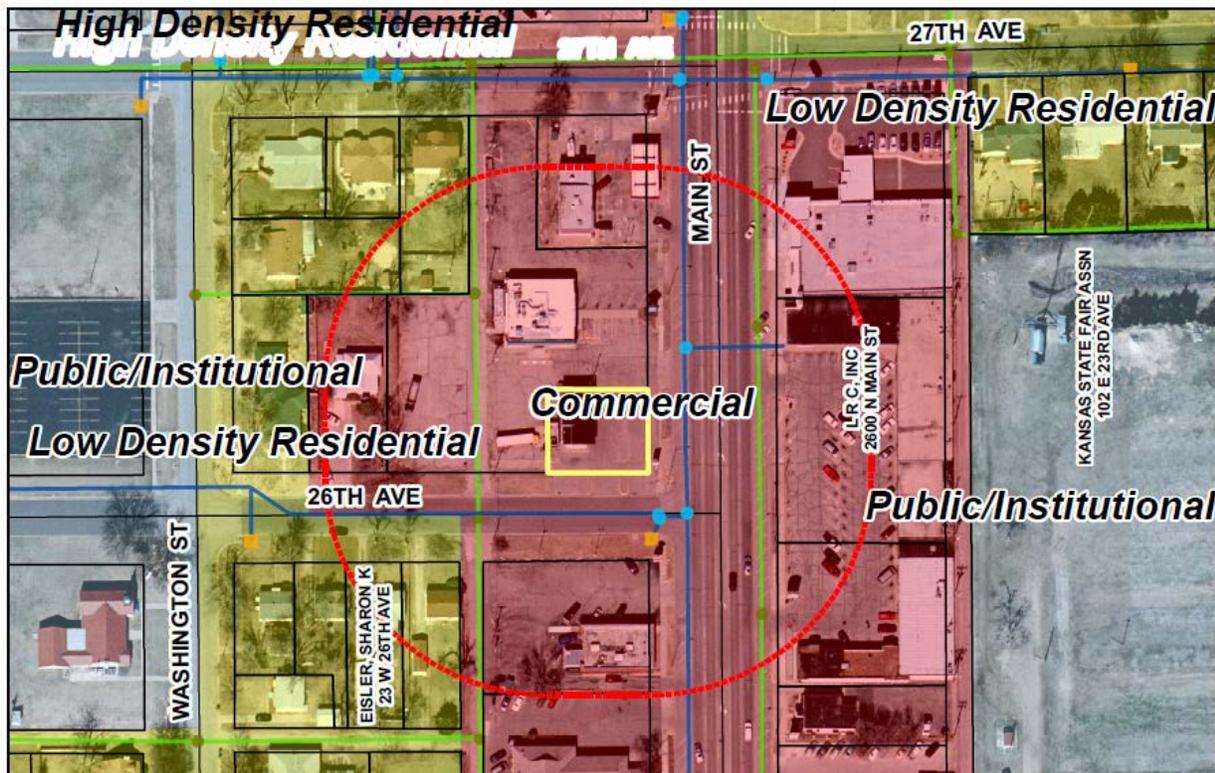


PHOTO DESCRIPTION: Front of Property



PHOTO DESCRIPTION: Rear of Property



PHOTO DESCRIPTION: South side of property



PHOTO DESCRIPTION: North side of property



**EXHIBITS:**

- A. Staff-Recommended Conditions of Approval
- B. Development Review Committee Comments

**CUP17-000001 | 2601 N Main St | Time & Shine Car Detail & Wash**

**STAFF-RECOMMENDED CONDITIONS OF APPROVAL**

Conditional Use Permit Conditions

1. This conditional use permit shall only be used for an auto detail and car wash business to be located at 2601 N Main St.;
2. Outdoor storage of materials is not permitted;
3. The Sand Trap must be maintained as required by the Building Code;
4. All washing of vehicles shall be conducted indoors.

Standard Conditions of Approval

1. Each standard parking space shall be 9 feet by 18 feet in size;
2. Each van-accessible parking space shall be 8 feet by 18 feet in size with an access aisle 8 feet in width;
3. Each accessible parking space shall be marked with a sign at the end of the space. The bottom of the sign must be a minimum of 5 feet above the ground. A paved, wheelchair-accessible route shall be provided from each accessible space to an accessible building entrance;
4. All parking spaces shall be striped;
5. Exterior lighting must be shaded from adjacent residential properties as required by Section 27-909 of the Hutchinson City Code;
6. A sign permit shall be obtained prior to installation of any signs. No sign approval is hereby intended or conferred;
7. All site improvements, to include striping and accessible parking shall be installed in accordance with the approved plans and inspected by the City of Hutchinson Planning & Development Department prior to sign off on the Occupancy Permit. Please call 620-694-2639 to arrange for an inspection.



City of Hutchinson  
Planning & Development Department  
125 E Avenue B / PO Box 1567  
Hutchinson KS 67504-1567  
620.694.2639

January 12, 2017

Time to Shine Car Detail & Wash, LLC  
2601 N Main St  
Hutchinson, KS 67502

APPLICANT HAS REVISED THEIR SITE  
PLAN, MEETING ALL REQUIREMENTS.

RE: Conditional Use Permit - 2601 N MAIN ST

Dear Moises Segoviano:

The Conditional Use Permit received on 01/05/2017 was reviewed by the Development Review Committee on 01/24/2017. The following comments were made regarding your application:

**BUILDING INSPECTION COMMENTS** [Trent Maxwell]

- Existing Sand trap must be maintained in good working condition.

**PLANNING AND DEVELOPMENT COMMENTS** [Jana McCarron]

- Plans must be drawn to scale so parking dimensions can be confirmed.
- Please see the Staff proposed parking plan for parking recommendations. The site plan must include all parking spaces (6 total, with one being ADA accessible) , drive aisles, the corner sight triangle and one loading space. All dimensions need to be indicated on the site plan. (Please note that the loading space must be 10 feet from any property line and 20 feet from any Right-of-Way.)
- No outdoor storage of materials will be permitted with the Conditional Use Permit.
- If there is not enough room on the property for all parking spaces required, applicant must apply for a Zoning Variance for the parking. Please see the attached application and submit to the Planning Department no later than this Friday, January 13th by 5 pm in order to avoid project delays. (Please measure the property to ensure that there is not enough room prior to submitting the application.)

If you have any questions, please contact me during business hours.

Sincerely,

*Amy Denker*

Amy Allison  
Housing Program Coordinator  
6206942638



PO BOX 1567 (125 E AVENUE B)  
HUTCHINSON KS 67504-1567  
620.694.2639 (PH) • 620.694.2691 (FAX)

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January 24, 2017

Reno County Planning Commission  
ATTN: Mark Vonachen, CFM, County Planner II  
600 Scott Blvd  
South Hutchinson KS 67505

**RE: Case #2017-01, Prairie Dunes Country Club Lodging House**  
4812 E 30<sup>th</sup> Ave, Hutchinson KS

Dear Mark:

This letter is in response to your January 9, 2017 notification regarding the above-listed project, which is located within the City of Hutchinson's adopted Area of Influence. A Development Review Committee meeting was held on January 24, 2017 to discuss the proposal. No comments were received and the City has no objections to the project.

Included below are the City's development standards for your reference.

Parking: 1 space per room/suite + 1 space per employee

Water: Served by City water

Sanitary Sewer: Served by City sanitary sewer

Access: Paved

Parking Lot: Paved

Landscaping: Points based upon disturbed area & number of parking spaces

Screening: Mechanical equipment & dumpster screening

Thank you for the opportunity to comment. Please let me know if you have any questions.

Respectfully,

Jana McCarron, AICP  
Director of Planning & Development

CC: City of Hutchinson City Council  
City of Hutchinson Planning Commission  
John Deardoff, City Manager  
Casey Jones, AICP, CFM, Senior Planner  
Bruce Colle, City Engineer