



AGENDA
BOARD OF ZONING APPEALS
 Tuesday, July 10, 2018 – 5:30 PM
City Council Chambers
 125 East Avenue B, Hutchinson, Kansas

1. ROLL CALL

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> Richardson | <input type="checkbox"/> Woleslagel | <input type="checkbox"/> Bisbee |
| <input type="checkbox"/> Hamilton | <input type="checkbox"/> Wells | <input type="checkbox"/> Roberts-Ropp |
| <input type="checkbox"/> Carr (Vice Chair) | <input type="checkbox"/> Peterson | <input type="checkbox"/> Hornbeck (Chair) |

2. APPROVAL OF MINUTES – Meeting of June 26, 2018.

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

4. PUBLIC HEARINGS

- a. **ZV18-000003 – Request for a variance from Sec. 27-917 distance requirements for salvage yards, for the property located at 316 Spencer Street.**

Request for a 75-foot variance from the minimum distance requirements established in §27-917 of the Hutchinson Zoning Regulations, which require that salvage yards be located a minimum of 300’ away from residential districts. *(Staff Representative: Jade Shain, Planning Technician)*

Action: Motion to (table) variance request ZV18-000003 from the requirements of the Hutchinson Zoning Regulations, §27-917 for the property located at 316 Spencer St., until the applicant has submitted a Conditional Use Permit application.

5. UPCOMING CASES

- a. ZV18-000004, Drake Accounting Paving and Screening Variance, 401 West 1st Avenue

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

7. ANNOUNCEMENTS – None

8. ADJOURNMENT

Staff Contacts:	Jim Seitnater	620-694-2667	Aaron Barlow	620-259-4198
	Amy Allison	620-694-2638	Jade D. Shain	620-259-4134
	Charlene Mosier	620-259-4133		



1. **ROLL CALL**

The Board of Zoning Appeals meeting was called to order at 5:30 p.m. with the following members present: Jon Richardson (3/3), Tommy Hornbeck (3/3), Terry Bisbee (3/3), Valerie Roberts-Ropp (3/3), Darryl Peterson (3/3), Janet Hamilton (2/3), Todd Carr (2/3), and Brock Wells (2/3). Member Mark Woleslagel (1/3) was absent.

Planning Staff present were: Jana McCarron, Director of Planning & Development; Amy Allison, Senior Planner; Aaron Barlow, Associate Planner; Charlene Mosier, Planning Technician; and Jade Shain, Planning Technician.

2. **APPROVAL OF MINUTES**

The minutes of the June 12, 2018 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 Bisbee, seconded by Wells, passed unanimously.

4. **PUBLIC HEARING**

a. ZV18-000003 – Request for a variance from Sec. 27-917 distance requirements for salvage yards, for the property located at 316 Spencer Street.

Shain said that the applicant has requested the Board table the variance request until a Conditional Use Permit has been submitted. McCarron added that under the current parking regulations, over 140 paved parking spaces would be required and the applicant is waiting for the paving and landscaping regulations to be revised.

Motion by Hamilton, seconded by Peterson and passed unanimously, to table variance request ZV18-000003 from the requirements of the Hutchinson Zoning Regulations, §27-917 for the property located at 316 Spencer St., until the applicant has submitted a Conditional Use Permit application.

5. **UPCOMING CASES**

a. None.

6. **OPEN COMMENTS FROM THE AUDIENCE**

a. There were no comments from the audience.

7. **ANNOUNCEMENTS**

a. None.

8. **ADJOURNMENT** – The meeting adjourned 5:31 p.m.

Respectfully Submitted,
Jade Shain, Planning Technician

Approved this 10th day of July, 2018

Attest: _____



Planning & Development Department
 125 E Avenue B | Hutchinson KS 67501
 620.694.2639

STAFF REPORT

- Planning Commission
- Board of Zoning Appeals

DATE: June 15, 2018

Agenda Item #: **4a**

CASE #: ZV18-000003

PUBLIC HEARING: YES NO

MEETING DATE: June 26, 2018

REQUEST	<input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Final Plat <input type="checkbox"/> Language Amendment <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Study Session <input type="checkbox"/> Subdivision Variance <input type="checkbox"/> Zoning Amendment <input type="checkbox"/> Other <input type="checkbox"/> Appeal <input type="checkbox"/> Special Use Permit <input checked="" type="checkbox"/> Variance	STAFF	STAFF REPRESENTATIVE: Jade Shain Planning Technician
PROPERTY PHOTO		APPLICANT INFORMATION	APPLICANT: Edwin Manche 4017 Prairie Hill Drive Hutchinson KS 67502 PROPERTY OWNER: Edwin Manche 4017 Prairie Hill Drive Hutchinson KS 67502 DESIGN PROFESSIONAL: See Applicant
STAFF	RECOMMENDATION: <input checked="" type="checkbox"/> TABLE UNTIL AFTER CUP SUBMITTAL	APPLICANT INFORMATION	CONCURRENT APPLICATIONS: N/A, CUP needed APPLICATION MATERIALS: See City website: www.hutchgov.com
PROJECT SUMMARY	Request for a 75-foot variance from the minimum distance requirements established in §27-917 of the Hutchinson <i>Zoning Regulations</i> , which require that salvage yards be located a minimum of 300' away from residential districts.		
COMP PLAN COMPATIBILITY	The property is designated as Industrial on the 2017-2037 <i>Comprehensive Plan Land Use Map</i> . Salvage yards are compatible with this land use designation.		
LOCATION MAP	<p>316 Spencer</p> <p>ZV18-000003: Subject Property with 200' and 300' buffers</p>  <p>0 90 180 360 Feet</p> <p>Prepared by Planning and Development May 17, 2018 www.hutchgov.com/planning</p>		
PROPERTY INFORMATION	ZONING: I-2, Industrial District COMP PLAN DESIGNATION: Industrial SUBDIVISION: ECCLES 1ST EXISTING LAND USE: Salvage Yard SITE IMPROVEMENTS: Wood Fence (6') SIZE OF PROPERTY: 47,044 square feet. Four buildings on the property with the following heights: 24', 24', 23', and 11'.		
NOTIFICATIONS & REVIEW	DEVELOPMENT REVIEW: 5/22/2018 PUBLIC NOTICE PUBLISHED 5/24/2018, <i>Hutchinson News</i> PROPERTY OWNER NOTICE MAILED: 5/22/2018 to 17 owners of 19 surrounding properties NEXT STEPS: Conditional Use Permit, if approved		
FOR OFFICE USE ONLY <ul style="list-style-type: none"> <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Tabled 			