

1. **ROLL CALL**

The Planning Commission meeting was called to order at 5:00 p.m. with the following members present: Terry Bisbee, Harley Macklin, Tom Hornbeck, Darryl Peterson, Robert Obermite, Todd Carr, Mark Woleslagel, Janet Hamilton and Ken Peirce. Staff present were Jana McCarron, Director of Planning and Development; Casey Jones, Senior Planner; Aaron Barlow, Associate Planner; Amy Allison, Housing Program Coordinator; and Charlene Mosier, Planning Technician. Bruce Colle, Director of Engineering, was also in attendance.

2. **APPROVAL OF MINUTES**

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

3. **CORRESPONDENCE & STAFF REPORTS**

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

4. **PUBLIC HEARINGS**

a. 16-ZA-09: Red Barn Reflections Rezone

Request to rezone 39.81+/- acres located at 2801 Dillon Ave and 00000 Dillon Ave from R-3 Moderate Density Residential District to TA Transitional Agricultural Rural District.

Peirce asked if there were any outside contacts or conflicts of interest; there were none. Macklin said the applicant's son gave him a tour of the property prior to the meeting.

McCarron reviewed the case. The request by Dr. Dana and Connie Richman is to rezone two parcels of land in the vicinity of K-61 Hwy and Dillon Avenue from R-3 to TA to operate a private arboretum and accessory event venue. There is an existing parking pad and the applicants plan to add a structure for restrooms. McCarron showed a map and photos of the property and reviewed the factors for rezoning. Surrounding property owners were notified. This use would be similar to the Bartlett Arboretum in Belle Plaine and the Dyck Arboretum in Hesston. The property is accessed by Dillon Avenue, which limits developability of the property. There is a recorded access easement with the City. Septic service may be needed for the proposed restrooms or the applicant may connect to City sewer. Drainage is not an issue due to the size of the lot.

Carr asked about a second access road if the event center expanded. McCarron said that is probably not possible unless access could be obtained through the Prairie Star Health Center lot. Previously the property could be accessed from K-61 Hwy.

Dan Garber, Garber Surveying, 2908 N Plum, represented the applicants. He gave some history of the property. The barn was built in 1939 and there is also a utility shed. A cabin was removed when

K-61 was rerouted. The cabin was part of the Rivers Banks Orchard owned by the Dillon family. The proposed request from R-3 to TA to allow the private arboretum and accessory event venue will help with preservation of the barn that is located along one of the most attractive entrances into Hutchinson. No central air or heating will be installed because the events will be seasonal. The location is also near the Dillon Nature Center. Activities in the barn will be limited from 8:00 a.m. to 11:00 p.m. Garber stated the use will comply with the 2005 Comprehensive Plan and read several of the goal areas. Utilities are on or near the site with water and a fire hydrant. Oakwood Lane has sanitary sewer and the applicant hopes to connect to that line for the proposed restrooms. The applicants will work with the Fire Department for adequate access from Dillon Avenue. The occupancy of the barn allows for 200 persons.

Connie Richman, 4 Oakwood Lane, and her son, Samuel, 424 E 15th Avenue, showed paintings of the original farm and told of the historical significance of the property. The barn was originally white and has been painted red. The property also contains a red oak tree that is known to be the largest in Reno County.

Peirce asked if there were any comments from the audience.

Donna Hessman, 3 Hilltop Drive, said the red oak tree is behind her house. She said the Richman family will be good stewards of this land. She would like to see the trail path easement and fence completed. McCarron said the Park Department is working on the trail connection as funds are available.

Jack Martin said he previously lived at 4 Hilltop Drive. He is happy to see this property in use. He mentioned other permitted uses in a TA District that property owners may not want to see in their back yard, including agricultural sales and service centers and even cemeteries. These are just possibilities that could happen and could create excessive traffic. McCarron said any change of use to the property would need review and based on the location of the parcel, would likely not be approvable because of the access issue.

Staff recommended approval of the rezone request based upon the factors required for approval. Peirce closed the hearing and asked for a motion.

Motion by Carr, seconded by Macklin, to recommend approval to the City Council of Zoning Amendment request number 16-ZA-09 for a rezone of 39.81 +/- acres of land located at 2801 Dillon Ave and 00000 Dillon Ave from R-3 Moderate Density Residential District to TA Transitional Agricultural Rural District based upon due consideration of the following factors:

- 1. Character of the neighborhood;**
- 2. Current zoning and uses of nearby property;**
- 3. Suitability of the property for its current zoning and use;**
- 4. Extent of detrimental effects to nearby properties if the application were approved;**
- 5. Length of time the property has remained vacant;**

6. **Relative gain to the public health, safety and welfare compared to the hardship imposed upon the landowner if the application were denied;**
7. **Impact on public facilities and utilities;**
8. **Conformance to the Comprehensive Plan;**
9. **Recommendation of the professional staff;**

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

(Bisbee left the meeting).

b. 16-CUP-03: Sun Valley Conditional Use Permit

Request for a Conditional Use Permit to construct a new, truck repair facility and to conduct truck repair and truck/trailer storage on property located at 00000 E Blanchard Avenue in the vicinity of S Lorraine St and Hwy 50.

McCarron said a variance from the requirement for paved parking has been submitted and needs to be considered prior to consideration of the conditional use permit. Staff recommended tabling the case to the October 18, 2016, Planning Commission meeting. The rezone from C-4 Special Commercial and TA, Transitional Agricultural Rural District to I-2 Industrial District, was approved by the City Council today.

Motion by Hornbeck, seconded by Carr, to table conditional use permit request number 16-CUP-03 for truck repair/truck and trailer storage to the October 18, 2016, Planning Commission meeting, pending action on variance request 16-BZA-04, passed with the following vote: Yes - Macklin, Carr, Hamilton, Woleslagel, Hornbeck, Obermite, Peterson, Peirce.

5. NEW BUSINESS

a. 16-SDP-07: Sun Valley Preliminary Plat

Request for Preliminary Plat approval of the Sun Valley subdivision, a new subdivision consisting of 1 lot and totaling 27.987 acres

Peirce asked if there were any outside contacts or conflicts of interest; there were none.

McCarron reviewed the case. Keith Bauer, KB Enterprises of Hutchinson, KS LLC, is the owner. McCarron showed photos and maps of the area including the Future Land Use Map and reviewed the staff report and comments for the one lot subdivision. There will be an easement for trees by the mobile home park. Another easement for sewer will need to be recorded prior to approval of the final plat by City Council. Staff recommended approval of the preliminary plat.

Peirce asked the applicant for his presentation.

Raymond Bretton, Alpha Land Surveys, Inc., 216 West 2nd Avenue, said McCarron did a good job explaining the preliminary plat and he would be glad to answer any other questions.

Peirce asked for questions from the audience. There were none.

Motion by Hornbeck, seconded by Woleslagel, to approve Preliminary Plat number 16-SDP-07 for Sun Valley based upon a finding that the requirements for subdivision contained in the City of Hutchinson Subdivision Regulations are met.

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

b. 16-SDF-06: Sun Valley Final Plat

Request for Final Plat review and recommendation to the City Council of the Sun Valley subdivision, a new subdivision consisting of 1 lot and totaling 27.987 acres.

Peirce asked if there were any outside contacts or conflicts of interest; there were none.

McCarron reviewed the case. She stated this is a simple plat and the preliminary and final plats are being presented together. Overhead photos and maps of the final plat were shown.

McCarron listed the Staff-recommended conditions of approval for Sun Valley, Final Plat:

1. Easements.
 - a. Prior to placement of the Final Plat on the City Council Agenda, a copy of the recorded off-site private sewer easement shall be provided to the City.
 - b. The off-site public sewer easement shall be recorded and the book and page number included on the Final Plat mylar prior to recording the final plat.
2. Signed and Notarized Mylar. A signed and notarized mylar shall be provided to the City a minimum of 7 days prior to the desired City Council meeting for consideration of the Final Plat.
3. Proof of Paid Taxes and Special Assessments. A signed certification of paid taxes from the Reno County Treasurer shall be provided a minimum of 7 days prior to the desired City Council meeting for consideration of the Final Plat.
4. Check for Recording Fee. A check in the amount of \$26.00 made payable to the "Reno County Register of Deeds" shall be provided within 7 days prior to the desired City Council meeting for consideration of the Final Plat.

Raymond Bretton, Alpha Land Surveys, Inc., 216 West 2nd Ave., said and he would be glad to answer any other questions on the Final Plat.

Peirce asked for questions from the audience. There were none.

Motion by Carr, seconded by Macklin, to recommend approval to the City Council of the Final Plat request number 16-SDF-06 for the Sun Valley subdivision to City Council pursuant to a finding that the requirements of the Subdivision Regulations are met and with the staff-recommended conditions passed with the following vote: Yes - Macklin, Carr, Hamilton, Woleslagel, Hornbeck, Obermite, Peterson, Peirce.

The Staff and Planning Commission took a break for dinner and convened in the meeting room of the Council Chambers to discuss draft chapters of the Comprehensive Plan.

c. Comprehensive Plan Drafts

The Planning Commission discussed the following sections of the Comprehensive Plan draft.

- 1.2 – Demographics – Casey Jones
- 1.3 – Environment – Casey Jones
- 2.4 – Community Health – Amy Denker
- 3.2 – Trail, Bicycles & Pedestrian Facilities – Aaron Barlow
- 3.3 – Community Assets – Aaron Barlow

Peirce commended Staff on an excellent presentation of the Comprehensive Plan drafts.

6. **UPCOMING CASES**

October 18, 2016

- a. **16-SDP-06** – Hampton East Preliminary Plat
- b. **16-SUP-05** – Kenny's Special Use Permit (Bar/Tavern)
- c. **16-BZA-04** – Sun Valley Paving Variance Request (BZA)

7. **OPEN COMMENTS FROM THE AUDIENCE** – None.

8. **COUNCIL ACTION ON CASES**

- a. Sun Valley Trucking Rezone – This was approved at the October 4, 2016, City Council meeting.

9. **ADJOURNMENT** – The meeting adjourned at 7:30 PM.

Respectfully Submitted,
Charlene Mosier, Planning Technician

Approved this 18th day of October, 2016.

Attest: 
Casey A. Jones, AICP, CFM, Senior Planner