

1. **ROLL CALL**

The Planning Commission meeting was called to order at 5:00 p.m. with the following members present: Harley Macklin (2/2), Janet Hamilton (2/2), Todd Carr (2/2), Mark Woleslagel (2/2), Tom Hornbeck (2/2), Darryl Peterson (2/2) and Terry Bisbee (1/2). Ken Peirce (1/2) and Robert Obermite (1/2) were absent. Staff present were Jana McCarron, Director of Planning and Development; Casey Jones, Senior Planner; Amy Allison, Housing Program Coordinator; and Charlene Mosier, Planning Technician.

2. **APPROVAL OF MINUTES**

The minutes of the January 3, 2017, meeting were approved with one correction on a motion by Macklin, seconded by Woleslagel, passed unanimously.

3. **CORRESPONDENCE & STAFF REPORTS**

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

4. **PUBLIC HEARING**

4a. **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

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

Amy Allison, Housing Program Coordinator, presented the request for a car wash in the C-4 District at 2601 N Main St. The property owner is Kenneth Winkley and the applicant is Moises Segoviano. The Future Land Use map shows this property is designated as commercial. Allison showed photos of the building that sits almost on the north and west property lines, photos of the parking areas, as well as the site plan showing the six required parking stall locations. The sand traps required for a car wash are currently in place. The property is paved and the applicant is currently doing detail work.

Bisbee asked the applicant for his presentation.

Moises Segoviano said he requested approval to use the building for a vehicle detail business and then found out a conditional use permit was needed to wash cars on the location. His business is mainly detail-oriented but he would like the convenience of washing vehicles by hand, on location. He said he has been operating for about two months.

Kenneth Winkley, 1201 Stonebridge, property owner, said customers could have their vehicle washed or detailed or both at this location. Car washing would be done by hand, not with an automated style wash system.

Allison reviewed the conditions of approval and pointed out only indoor vehicle washing would be permitted, no outdoor storage would be allowed and sand traps must be maintained. Staff is recommending approval of this request.

Bisbee closed the hearing and asked for a motion.

**Motion by Carr, seconded by Peterson, to recommend approval to the City Council of conditional use permit request number CUP17-000001 for a car wash at 2601 N Main St based upon 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:**

**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 material 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.**

**The motion passed with the following vote: Yes - Macklin, Carr, Hamilton, Wolesslagel, Hornbeck, Peterson, Bisbee.**

The City Council will consider this case on February 21, 2017.

Bisbee mentioned the City Council considered the rezoning case for Dr. Regier at today's meeting and he attended the meeting along with Macklin and Hornbeck. He thought this was good representation because the Planning Commission voted differently than the Staff recommendation.

McCarron said that, based on recommendations of the City Attorney, Planning Commission members not address the City Council on a public hearing case they have reviewed. This can have an appearance of trying to influence the council decision.

5. **NEW BUSINESS**

a. **Update on the 2017-2037 Comprehensive Plan**

McCarron said staff is working to complete the Comprehensive Plan document. A notice will be in *The Hutchinson News* announcing the public hearing for March 7, 2017.

6. **UPCOMING CASES**

- a. McCarron said there are no scheduled cases for the February 21, 2017 meeting; however, the upcoming plat for Commerce Gardens could be moved up to this meeting. The Mattison Re-Plat for 4601 Foothill Dr is scheduled for March 7.

(Macklin left the meeting at 5:25 p.m.).

7. **ADMINISTRATIVE CASES**

McCarron gave the Planning Commission an update on the following cases:

- a. CTY17-000001, Prairie Dunes Country Club Lodging House, 4812 E 30th Ave – City has no objections – first area of influence case
- 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: The case has been withdrawn
- 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**

- a. A citizen in the audience asked about the car wash case. Staff explained the public hearing had already taken place. He asked if the existing building was going to be used and he was told it was and that it was not an automated car wash. This answered his question.

9. **COUNCIL ACTION ON CASES**

- a. The rezoning case for a medical office on Waldron St for Dr. Janelle Regier was approved at the City Council meeting today.
- b. Woleslagel asked about the option of allowing paving standards to be based on the size of a business. He is concerned we are hindering small businesses by requiring them to install paving they typically cannot afford when they are a small business. McCarron said it would not be a good policy to base paving requirements on the number of employees a business has because that changes too easily. Possibly basing it on the size of the building would be a better option. She recommended a committee be recommended to look at feasible alternatives but that will have to occur after the Comprehensive Plan is adopted.

10. **ADJOURNMENT** – The meeting adjourned at 5:40 p.m.

Respectfully Submitted,  
Charlene Mosier, Planning Technician

Approved this 7th day of March, 2017.

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