



**1. ROLL CALL**

The Planning Commission meeting was called to order at 5:30 PM with the following members present:

Richardson [03/03] (Vice Chair)  Hamilton [03/03]  Carr [03/03] (Chair)  Wells [03/03]  Peterson [02/03]  Bisbee [03/03]  Roberts-Ropp [02/03]  Swearer [03/03]  Vacant [00/00]

Planning Staff present were: Jim Seitnater, Interim Director of Planning & Development; Amy Allison, Senior Planner; Aaron Barlow, Associate Planner; and Charlene Mosier, Planning Technician.

**2. APPROVAL OF MINUTES**

The minutes of the January 22, 2019 meeting were approved on a motion by Bisbee, seconded by Hamilton, passed unanimously.

**3. CORRESPONDENCE & STAFF REPORTS**

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

**4. PUBLIC HEARINGS**

a. None.

**5. NEW BUSINESS**

a. Study Session: Residential Garage Code Revisions  
Review amendments to §27-314 Accessory Buildings and Uses

Barlow reviewed the proposed zoning amendment to Section 27-314 Accessory Structures and Uses of the Hutchinson Zoning Regulations, concerning regulations related to multiple garages. He said after the Board of Zoning Appeals denied a request by Jerry McGonigle, 3900 Lakeview Road, to construct a second garage on his 22-acre lot, staff was asked to review the existing accessory structure regulations and propose amendments that could allow for multiple garages on large residential lots.

McGonigle was in attendance and thanked the commission for considering the proposed changes.

Barlow said staff would also like more clarity on carports to distinguish the difference between attached and detached carports and consider allowing one of each per lot.

Staff met with Hamilton and Richardson to review the code and they recommended the following changes:

- Allow additional garages on lots larger than five acres located in the TA, R-1, R-2, and R-3 zones.
- Additional garages will be required to conform to one of the three following conditions:
  - The garage is screened from adjacent streets and residential lots by a natural, undisturbed wooded area at least 20 feet in width.

**PLANNING COMMISSION MINUTES**  
MEETING OF: TUESDAY, FEBRUARY 12, 2019

- The garage is set back at least 150 feet from any adjacent street and 100 feet from any residential lot.
- The garage is screened from adjacent streets and residential lots by a landscaped buffer no less than six feet in width, planted with a series of evergreen plantings at least six feet in height and spaced in a manner to provide a continuous visual barrier.

Barlow said there are 35 properties that could meet these requirements. The parcels must also meet lot coverage requirements. The use of the garages is also considered as they cannot be constructed for businesses.

The commission thought the proposed setbacks were good, as well as the five acre lot size. Lots with unusual easements could be evaluated on a case by case basis.

Currently residences are permitted only one carport. A carport can be structurally attached or detached and currently there is no distinction between attached and detached.

The following regulations for carports is proposed:

- Carports that do not require structural alterations at installation (lean-to) are considered detached carports. Carports that do require structural alterations are considered attached.
- All other regulations remain unchanged (only one detached carport permitted per residential lot).

Barlow showed photos of example carports. It was suggested if the carport could be enclosed as a garage it could be considered attached. Detached carports are those that could be removed from the house and not change the structure of the house in any way as they do not have the same roof line and are not part of the structural integrity of the house. If they were removed, the house would still be complete. If the carport does not have the same roof line and is not part of the structural integrity of the house it would be considered a detached carport. Carports that are attached to the home cannot be constructed of metal. If carports are a stand-alone structure, they can be constructed of metal.

The commission determined that carports structurally or architecturally integrated with the primary structure could be considered attached.

The Board of Realtors, Young Professionals and Chamber of Commerce have been given this information with the opportunity to comment. The public hearing will be February 26 and City Council will consider the changes on March 19.

**6. OLD BUSINESS**

- a. None.

**7. UPCOMING CASES**

- a. None.

**8. ADMINISTRATIVE CASES**

- a. SIT19-000001 – ABC Self-Service Storage – 0 E 3<sup>rd</sup> Avenue.
- b. SIT19-000002 – Club Carwash – 1526 E 17<sup>th</sup> Avenue

Both of the site plans are approvable with a few revisions.

The accounting office at 401 W 1<sup>st</sup> Avenue was issued their building permit today. Their new addition will be less than 30 percent increase in size and will not require additional paved parking at this time.

**9. COUNCIL ACTION ON CASES**

- a. None

**10. OPEN COMMENTS FROM AUDIENCE**

- a. None.

**12. ADJOURNMENT** - The meeting adjourned at 6:22 PM.

Respectfully Submitted

Charlene Mosier, Planning Technician  
Approved this 26<sup>th</sup> day of February 2019

Attest: Amy Allison