



1. ROLL CALL

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

Richardson [04/04] (Vice Chair) Hamilton [04/04] Carr [04/04] (Chair) Wells [03/04] Peterson [03/04] Bisbee [04/04] Roberts-Ropp [03/04] Swearer [04/04] 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 February 12, 2019 meeting were approved on a motion by Hamilton, seconded by Bisbee, passed unanimously.

3. CORRESPONDENCE & STAFF REPORTS

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

4. PUBLIC HEARINGS

- a. ZA19-000001 Garage and Accessory Structures Revisions
Request to amend Section 27-314 (Accessory Structures and Uses) of the Hutchinson Zoning Regulations, concerning regulations related to multiple garages.

Carr opened the public hearing and asked if there were any outside contacts or conflicts of interest; there were none. He asked for the staff presentation.

Barlow reviewed the case to amend Section 27-314 Accessory Structures and Uses. The request is to allow more than one detached garage on large lots. The minimum lot size for additional garages is five acres. Second garages must be screened from the road and neighboring properties. Single-family residences with 5 or more acres in the TA, R-1, R-2 and R-3 zoning districts would be permitted to have more than one detached garage. There are currently 35 properties in the city limits that would meet this requirement. A map of the location of these properties was shown.

Additional garages must be screened by 20 feet of undisturbed wooded area or setback from adjacent streets by 150 feet and adjacent residential lots by 100 feet or a six foot wide evergreen screen.

The other change would be to allow single-family residences to have one attached carport and one detached carport. Currently they can have only one carport. The distinction between attached and detached carports would be attached carports must be structurally or architecturally integrated with the primary structure. One attached and one detached carport per lot could now be permitted.

The proposed recommendations were sent to interested parties to review and comment. These

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included Young Professionals, Chamber of Commerce and Hutchinson-Reno County Board of Realtors. Comments received were in favor of the amendment.

Carr asked for comments from the audience.

Steve Dechant, 521 E Sherman, spoke on allowing second garages on all residential lots as long as yard coverage limits and setbacks are maintained. Screening would not be a requirement. Most older homes have a single detached garage and many have enough back yard space to add a second garage. Many of the existing garages do not meet current setback requirements. He is building a second car garage on his property and has been working with the Planning Department to conform with the requirements which has cost additional money to make it work. Many owners would not be able to do this.

Roberts-Ropp said some neighborhoods have covenants to consider and setbacks or screening protects adjacent neighbors if they don't want to have the view of multiple garages from their back yard. We now also permit new metal structures for garages in residential zones.

Allison said one reason for not allowing multiple detached garages in residential zones is often they proliferate into businesses that are not permitted as home occupations, particularly vehicle repair uses. Barlow said if we consider this type of change, it would require greater study.

Bisbee said he appreciated Dechant's suggestion, and it could be considered in the future when reviewing the regulations. He would like to have more detailed information before approving additional detached garages for smaller lots.

Carr closed the public hearing.

Motion by Swearer, seconded by Hamilton to recommend approval to the City Council of Zoning Amendment request number ZA19-000001 for amendments to §27-314 of the Hutchinson Zoning regulations pertaining to residential garages and carports passed with the following vote: Yes – Richardson, Peterson, Bisbee, Roberts-Ropp, Hamilton, Swear, Carr.

The City Council will review this case on March 19, 2019.

5. NEW BUSINESS

- a. None.

6. OLD BUSINESS

- a. None.

7. UPCOMING CASES

- a. None.

8. ADMINISTRATIVE CASES

- a. SIT19-000001 – ABC Self-Service Storage – 0 E 3rd Avenue (Approved).
- b. SIT19-000002 – Club Carwash – 1526 E 17th Avenue (Approved).

9. COUNCIL ACTION ON CASES

- a. None

10. OPEN COMMENTS FROM AUDIENCE

- a. None.

11. ANOUNCEMENTS

a. 600 East 1st Avenue – Historic Sugar Mill Collapse

Barlow said the historic sugar mill located at 600 East 1st Avenue had a partial collapse. The Landmarks Commission has denied the request to demolish the structure and owner will appeal the request to the City Council on March 19. The governing body can override the decision. The project is not economically feasible to repair. The safety of the building is being monitored. The State can release the property from the historic register if the City Council overrides the Landmarks Commission decision.

- b. Bonnie Johnson, KU School of Architecture, is researching and reviewing staff reports to determine their effectiveness for commissioners if they present good information to public. She would like to conduct a study session with the Planning Commission. Allison said she would like to see the outcome and compare ours to what other communities are doing. The Planning commission was interested in having a study session with Bonnie at a future meeting.

12. ADJOURNMENT - The meeting adjourned at 6:08 PM.

Respectfully Submitted

Charlene Mosier, Planning Technician
Approved this 7th day of June 2019

Attest:  _____