

1. ROLL CALL

The Planning Commission meeting was called to order at 5:30 p.m. with the following members present: Jon Richardson (5/6), Janet Hamilton (5/6), Todd Carr (6/6), Brock Wells (6/6), Tommy Hornbeck (4/6), Terry Bisbee (5/6), Valery Roberts-Ropp (5/6), and Darryl Peterson (5/6). Member Mark Wolesslagel (4/6) was absent.

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

2. APPROVAL OF MINUTES

The minutes of the March 6, 2018 meeting were approved on a motion by Bisbee, seconded by Carr, passed unanimously.

3. CORRESPONDENCE & STAFF REPORTS

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

4. PUBLIC HEARINGS

a. CPA18-000002 – Comprehensive Plan Land Use Map Amendment for 329 N Van Buren St.

Barlow provided the staff report. The applicant, Jerry Grajeda, owner of Mi Tierra Restaurant and Cantina, wishes to use the property located at 329 N Van Buren St as a banquet hall and has requested an amendment to the Comprehensive Plan Land Use Map from *Industrial* to *Commercial*. This request is concurrent with a Zoning Amendment Request for the property from I-2 Industrial District to EN Established Neighborhood District. The Comprehensive Plan Land Use Map designates the property located at 329 N Van Buren St as *Industrial*. However, the proposed change to EN Established Neighborhood District is not compatible with the Industrial land use designation. Approval of this request to change the designation to Commercial will ensure compatibility of Zoning Amendment request ZA18-000003.

Barlow discussed the factors of approval required for conformance to the Comprehensive Plan. He said that Case No. CPA18-000002 meets all the required factors for approval.

Analysis of Standard Factors Required for Making a Finding of Conformance to the Comprehensive Plan

Factor	Analysis	Met Not Met
<p>1. The development proposal must conform to the spirit and intent of the 2017-2037 Comprehensive Plan.</p>	<p>The Land Use section of Comprehensive Plan speaks to the promotion of logical, compatible, and safe development patterns. The property located at 329 N Van Buren St is in a neighborhood with a patchwork of uses (that are sometimes incompatible with one another). The current Comprehensive Plan Land Use Map was developed and approved with this issue in mind. Understanding the reality of this neighborhood, a change in land use designation from <i>Industrial</i> to <i>Commercial</i> would conform to the spirit and intent of the 2017-2037 Comprehensive Plan. While the change in designation would create a “spot” of <i>Commercial</i>, there are already several “spots” in the neighborhood.</p>	<p><input type="checkbox"/> Met</p>
<p>2. The development proposal must promote the health, safety, morals, order, convenience, prosperity, and general welfare of the community.</p>	<p>The property has historically been used as a bar/tavern. Designating the property as commercial would simply allow future uses like the previous bar/tavern use to continue. Accordingly, the proposed development would not significantly change the property’s impact on the health, morals, order, convenience, prosperity or general welfare of the community.</p>	<p><input type="checkbox"/> Met</p>
<p>3. The development proposal must represent a wise and efficient use of public funds.</p>	<p>The proposed change in land use designation of 329 N Van Buren St from <i>Industrial</i> to <i>Commercial</i> will have a marginal, if any, impact on public financing.</p>	<p><input type="checkbox"/> Met</p>

Grajeda spoke to the Board about his request. He spoke about the need for the City of Hutchinson to have a banquet hall space available for people to rent at 329 N Van Buren St. Substantial improvements have already been made to the property, and Grajeda said he is looking forward to helping the City grow with opportunities.

Carr asked for staff’s recommendation; Barlow responded that staff recommends approval.

Motion by Bisbee, seconded by Peterson and passed unanimously, to recommend approval of Comprehensive Land Use Map Amendment request #CPA18-000002 to re-designate the property located at 329 N Van Buren St from Industrial to Commercial based upon a finding that the factors required for approval are met.

City Council will consider the case on April 17, 2018 at 9:00 AM.

b. ZA18-000002 – Zoning Amendment for 329 N Van Buren St.

Barlow provided the staff report. The applicant is requesting a change in zoning designation for property located at 329 N Van Buren St from I-2 Industrial District to EN Established Neighborhood District. This change will allow for the owner to operate a banquet hall on the site.

Barlow discussed the factors of approval required for approval of Zoning Amendment requests. He said that Case No. ZA18-000003 meets all the required factors for approval.

Analysis of Factors Required for Approval of Zoning Amendment Requests

Factor	Analysis	Met Not Met
1. Character of the neighborhood	The subject property is in a mixed-use neighborhood that includes a variety of surrounding use types. Though zoned Industrial, the property has never been used for industrial purposes. The proposed zoning is more in character with the former and proposed use of the property.	<input type="checkbox"/> Met
2. Current zoning and uses of nearby property	The proposed change to the EN Established Neighborhood is compatible with the current zoning and uses of nearby properties and would not be considered spot zoning.	<input type="checkbox"/> Met
3. Suitability of the property for the proposed use as presently zoned	The proposed use is to utilize the property as a banquet facility. Banquet facilities are generally less intense uses than taverns, however, because the property is zoned I-2 Industrial, the property cannot be converted to the banquet hall use without being rezoned.	<input type="checkbox"/> Met
4. Extent of detrimental effects to nearby properties if the application were approved	The request represents a downzoning of the property. There will be no detrimental impacts to nearby properties if the application is approved.	<input type="checkbox"/> Met
5. Length of time the property has remained vacant	The building has been unoccupied since March 2017. The applicant has indicated that she is unable to maintain a tavern use on this site and would like to, instead, convert it to a banquet hall.	<input type="checkbox"/> Met

<p>6. Relative gain to the public health, safety and welfare compared to the hardship imposed upon the landowner if the application were denied</p>	<p><u>Health, safety, and welfare:</u> The change in zoning will not have a significant impact on the public health safety and welfare.</p> <p><u>Landowner hardship:</u> If the zoning amendment request is denied, the owner will be unable to use the building as desired.</p>	<p><input type="checkbox"/> Met</p>												
<p>7. Conformance of this request to the Comprehensive Plan</p>	<p>According to the <i>2017-2037 Comprehensive Plan</i>, the property's land use designation is Industrial. However, a concurrent application to revise the Comprehensive Plan Land Use Map has been submitted. That request will be considered prior to this request.</p>	<p><input type="checkbox"/> Met</p>												
<p>8. Impact on public facilities and utilities</p>	<table border="1"> <tr> <td data-bbox="407 1003 545 1035">Streets</td> <td data-bbox="553 1003 1295 1035">No anticipated impacts.</td> </tr> <tr> <td data-bbox="407 1035 545 1066">Alleys</td> <td data-bbox="553 1035 1295 1066">There are no alleys in this area.</td> </tr> <tr> <td data-bbox="407 1066 545 1098">Sidewalks</td> <td data-bbox="553 1066 1295 1098">There are no sidewalks in this area.</td> </tr> <tr> <td data-bbox="407 1098 545 1171">Water</td> <td data-bbox="553 1098 1295 1171">This change in zoning district will not impact water infrastructure. This is an existing, developed site.</td> </tr> <tr> <td data-bbox="407 1171 545 1245">Sewer</td> <td data-bbox="553 1171 1295 1245">This change in zoning district will not impact sewer infrastructure. This is an existing, developed site.</td> </tr> <tr> <td data-bbox="407 1245 545 1308">Drainage</td> <td data-bbox="553 1245 1295 1308">Any drainage impacts will be determined during Special Use Permit review for this site.</td> </tr> </table>	Streets	No anticipated impacts.	Alleys	There are no alleys in this area.	Sidewalks	There are no sidewalks in this area.	Water	This change in zoning district will not impact water infrastructure. This is an existing, developed site.	Sewer	This change in zoning district will not impact sewer infrastructure. This is an existing, developed site.	Drainage	Any drainage impacts will be determined during Special Use Permit review for this site.	<p><input type="checkbox"/> Met</p>
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Carr asked for staff's recommendation; Barlow responded that staff recommends approval.

Motion by Carr, seconded by Richardson and passed unanimously, to recommend approval of Zoning Amendment request ZA18-000003 to rezone the property at 329 N Van Buren street from I-2 Industrial District to EN Established Neighborhood District based upon a finding that the factors required for approval are met.

5. OLD BUSINESS

- a. There was no old business.

6. NEW BUSINESS

- a. 2018 Planning Commissioner Training – Module 7 & 8



McCarron provided the Module 7 & 8 training. The training covered Conditional Use Permits, Special Use Permits, rezoning, and language amendments.

b. Town Hall Meetings – Infill Regulations -- Volunteers

There will be up to eight stations at the Town Hall meetings. The following members volunteered for a station: Richardson (parking), Hamilton (parking), and Hornbeck (accessory structures).

7. UPCOMING CASES

- a) CUP18-000002 – Request for firearms sales in a C-4 Zoning District at 1803 N Plum St – April 3, 2018
- b) SDP18-000001 – Cherry Hills Addition – Under presubmittal consultation.

8. ADMINISTRATIVE CASES

- a) New Antennas on Plaza Tower – Sprint WCF18-000001 – On Hold for Historic Review
- b) Monarch Meadows Playscape – SIT18-000002 – Approved

9. COUNCIL ACTION ON CASES

- a. ZA18-000002 and CPA18-00000 – 3005 and 3011 N Halstead – Approved
- b. CUP18-000001 – 801 S Main – Approved

10. OPEN COMMENTS FROM THE AUDIENCE

- a. There were no comments from the audience.

11. ANNOUNCEMENTS

- a. McCarron informed the Commission that the Hutchinson City Council is considering moving one of their two monthly meetings to 5:30 pm, the same time as Planning Commission Meetings. Staff will figure out some alternative as present them to the Commission after more details are shared with Staff.



12. **ADJOURNMENT** - The meeting adjourned at 6:40 PM.

Respectfully Submitted,
Jade Shain, Planning Technician

Approved this 3rd day of April, 2018

Attest: _____