

1. **ROLL CALL**

The Planning Commission meeting was called to order at 5:00 PM with the following members present: Harley Macklin (5/5), Todd Carr (5/5), Darryl Peterson (5/5), Mark Woleslagel (4/5) and Terry Bisbee (4/5). Tom Hornbeck (4/5), Ken Peirce (3/5) and Janet Hamilton (3/5) were absent. Staff present were Jana McCarron, Director of Planning and Development; Aaron Barlow, Associate Planner; and Charlene Mosier, Planning Technician.

2. **APPROVAL OF MINUTES**

The minutes of the March 21, 2017, meeting were approved on a motion by Peterson, 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 Macklin, passed unanimously.

4. **PUBLIC HEARING**

a. **ZA17-000002, Zoning Ordinance Language Amendment for Hospital Parking**

Applicant: Hutchinson Regional Medical Center

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

Jana McCarron, Director of Planning and Development, presented the staff report for the case. The applicant, Hutchinson Regional Medical Center, is requesting an amendment to the Hutchinson Zoning Regulations to reduce the number of required parking spaces for hospital uses. The hospital is expanding their Intensive Care Unit which will extend into the existing parking area. A parking study of all the parking spaces on the site determined there would not be enough parking based on our current standards. Based on the calculations provided by Nancy Steele, Health Facilities Group, the architect for the project, the required number of parking spaces for the hospital would be 953 stalls. With the completion of the addition, the hospital would have 808 stalls. A variance was considered as a potential option; however, one of the hospital parking lots is gravel and a variance could not be approved without paving that parking lot. The best option is to revise the City's parking requirements.

The hospital looked at parking requirements for surrounding communities and Hutchinson requires significantly more stalls because the number of parking spaces is based on one space per 400 square feet of gross floor area. Other communities base the number of stalls on the number of hospital beds plus the number of employees. Staff recommended reducing the standard to be the same as Wichita's. Under those standards, 724 spaces would be needed.

Macklin asked about the other medical facilities located on the campus site. McCarron said the other medical buildings on the site have different standards based upon their use and they have sufficient parking.

Bisbee asked for the applicant presentation. Nancy Steele indicated most hospitals base parking on bed count and what Hutchinson uses is based on the square footage of the building. This skews the amount of needed parking, as spaces are provided for laundry facilities, the mechanical plant and other uses that have minimal parking demands. The request is for Hutchinson to be more in line with other facilities in Kansas and to adjust our zoning requirements.

Wesley Boyd, Chief Operating Officer for Hutchinson Regional Medical Center, said he has done a count on available parking stalls at various times of the day and there are a couple hundred stalls available on a typical day even in the employee parking lot. The parking plan is designed for families and patients in front, and employees in the back. Peak shift is 6 a.m. to 10 a.m. and there are still approximately 100 vacant stalls around the hospital. There will be approximately 60 lost stalls with the new construction. Macklin asked who uses the gravel parking area. Mr. Boyd said construction employees and hospital employees use the gravel lot. In the future, the Dillon Living Center will be repurposed and parking will need to be considered for that use.

There were no comments from the audience.

McCarron said Staff recommends approval of the request and it conforms to the Comprehensive Plan.

Bisbee closed the hearing and asked for a motion.

Motion by Carr, seconded by Woleslagel, to recommend approval of request #ZA17-000002 to amend the Zoning Ordinance requirements for Hospital Parking, passed with the following vote: Yes – Macklin, Carr, Woleslagel, Peterson, Bisbee

The City Council will consider this case on April 18, 2017.

5. **STUDY SESSION**

a. **Airport Zoning Regulations**

Jana McCarron, Director of Planning and Development, said this study session is to review proposed Zoning Ordinance Amendments to add an Airport Mixed Industrial Zoning District (A-I) to the regulations. Airport Manager, Pieter Miller contacted Planning staff about the feasibility of expanding hangar and other operations at the airport, which is currently zoned P/I, Public Institutional District. Current regulations do not list runways, hangars, control towers and other airport facilities as possible uses and are not listed at all in the Zoning Regulations.

Miller would like to expand the Airport to allow for new tenants. He did some research and looked at other cities, such as McPherson, Garden City and Wichita, and they have separate airport zoning districts. Based on the unique nature of Airport operations, Staff determined creating a new zoning district dedicated to the Airport facility would be the best approach.

The Commission discussed potential permitted, conditional and temporary uses based upon a list provided by staff. Peterson asked where new buildings would go. Miller said mostly along Airport Road, which encompasses approximately 200 acres. Buildings need to be a minimum of 5000 sq. ft. to be cost effective. McCarron said the property would need to be subdivided prior to any significant development. Miller said the Airport Advisory Committee has reviewed the information and supports it.

The Planning Commission was in favor of staff proceeding with new zoning requirements for the airport. Staff will work on this and bring back to the Planning Commission on May 2 for further review.

6. **UPCOMING CASES**

- a. ZA17-000001, Zoning Ordinance Amendment; Establish A-I, Airport Industrial Mixed Use Zoning District.
- b. ZV17-000004, Zoning Variance: 2600 Nevada Street (Board of Zoning Appeals)
- c. ZA17-000003, Zoning Amendment: 1328 W 12th Ave – Request to rezone from R-4 to TA and amend Comprehensive Plan from high Density Residential to Low Density Residential.

7. **ADMINISTRATIVE CASES**

- a. SIT17-000004, 4 Seasons Truck Wash, Parking Lot, 1701 E Blanchard Ave – resubmittal required. Barlow said he is working with the applicant and the best option would be for them to rezone to I-2.

8. **OPEN COMMENTS FROM THE AUDIENCE** – none.

McCarron said Robert Obermite has resigned from the Planning Commission. This vacancy has a requirement of residency outside the city limits, but within a three-mile radius.

Dan McFadden was in attendance to observe. He said he may be interested in serving on a committee or board but did not feel he could serve on the Planning Commission at this time. McCarron indicated he would not be eligible due to his residence being more than three miles from the City.

9. **COUNCIL ACTION ON CASES**

- a. CUP17-000002 Miniature Golf Course, 00000 N Lorraine St, with off-site parking. This case was approved today at City Council.

10. **ADJOURNMENT** – The meeting adjourned at 5:45 p.m.

Respectfully Submitted,
Charlene Mosier, Planning Technician

Approved this 18th day of April, 2017

Attest: 

Casey A. Jones, AICP, CFM, Senior Planner