

1. ROLL CALL

The Planning Commission meeting was called to order at 5 PM with the following members present: Harley Macklin, Mark Woleslagel, Robert Obermite, Tom Hornbeck, Darryl Peterson, Todd Carr, and Terry Bisbee. Ken Peirce and Janet Hamilton were absent. Staff present were Jana McCarron, Director of Planning and Development; Casey Jones, Senior Planner; and Charlene Mosier, Planning Technician.

2. APPROVAL OF MINUTES

The minutes of the May 3, 2016, meeting were approved on a motion by Obermite, seconded by Woleslagel, passed unanimously.

3. CORRESPONDENCE & STAFF REPORTS

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

4. PUBLIC HEARINGS

4a. **16-ZA-06 Zoning Regulation Amendments for Residential Accessory Structures**

Bisbee opened the public hearing and asked for the staff presentation. McCarron presented the staff report for the case. Last year, Norman Grass, 619 N Grandview St., approached the Planning Commission requesting consideration of amendments to the Zoning Regulations pertaining to the maximum allowable size for accessory buildings. A public hearing notice was published on May 4, 2016. McCarron reviewed the amendments presented at the April 19, 2016 Study Session and the comments from the Development Review Committee meeting on April 26, 2016. A powerpoint presentation was given comparing current regulations and the proposed changes.

Bisbee asked for audience comments. David Rexroad, 1701 East 37th Ave., said he is planning to construct a storage building in the near future and wanted to understand what his options are concerning a metal structure.

Peterson asked about the use of metal in accessory buildings because it is more fireproof than wood.

McCarron said metal sheds were not the desire of our community for residential areas. Jones said only if the residence had metal would we consider approving a new metal residential accessory structure. The goal is to have compatible design and quality of buildings in residential neighborhoods.

Peterson also asked about buildings on skids and the requirement for concrete floors for garages. McCarron said structures with wood floors were not designed for the weight of a vehicle and deteriorate with water, oil and salt residue.

Macklin complimented Rexroad on attending the meeting and checking on the requirements before starting his project. After additional discussion, Bisbee closed the hearing and asked for a motion.

Motion by Carr, seconded by Macklin to recommend to the City Council approval of Zoning Amendment request 16-ZA-06 for amendments to Residential Accessory Structures for sections 27-314, 27-408, 27-409, 27-410, 27-411, 27-412 and 27-415 as presented with the following amendments:

- **Change maximum size on detached shed to be the same as for a detached garage.**
- **Restrict home occupations to those that occur entirely within the principal structure.**

The motion passed with the following vote: Yes – Macklin, Carr, Hornbeck Obermite, Peterson, Bisbee; No – Woleslagel.

5. NEW BUSINESS

5a. **16-SDP-05: Pine Hill Second Addition Preliminary Plat**

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

McCarron presented the staff report for the case, including an analysis of subdivision design requirements for considering a preliminary plat. The property owner is Kurt Mitchell Cogburn, Walsh, Colorado. The agent is Dave Freund. The request is for Preliminary Plat approval for a replat of Lots 2 and 3, Block A, of Pine Hill Addition to create 4 lots totaling 0.680 acres. An easement has been added and each of the lots must have 50 feet of street frontage. Staff recommended approval of the request.

Bisbee asked for the applicant presentation. Raymond Bretton, Alpha Land Surveys, Inc., 216 W 2nd Ave, explained Lot 3 is not yet developed. The hammerhead turn-around also took away too much of that lot with a 25' setback. It now has a 5' setback with the approved variance.

Bisbee asked if there were any comments from the audience. Hearing none, he asked for a motion on the preliminary plat.

Motion by Carr, seconded by Macklin to recommend to the City Council approval of Preliminary Plat 16-SDP-05 for Pine Hill Second Addition, a replat of Lots 2 and 3, Block A, of Pine Hill Addition, based upon a finding that the requirements for subdivision contained in the City of Hutchinson Subdivision Regulations are met and including the following

staff-recommended condition:

Amended Covenants and Restrictions are recorded allowing for splitting of lots in the subdivision prior to Final Plat recordation.

The motion passed with the following vote: Yes – Macklin, Woleslagel, Hornbeck, Obermite, Peterson, Carr, Bisbee.

5b. **16-SDF-05 Pine Hill Second Addition Final Plat**

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

McCarron presented the staff report for the case, including an analysis of subdivision design requirements for considering a final plat. The property owner is Kurt Mitchell Cogburn, Walsh, Colorado. The agent is Dave Freund. The request is for Final Plat approval for a replat of Lots 2 and 3, Block A of Pine Hill Addition to create 4 lots totaling 0.680 acres. Staff recommended approval of the request with conditions.

There were no comments from the audience. Bisbee asked for a motion on the final plat.

Motion by Hornbeck, seconded by Carr to recommend to the City Council approval of case 16-SDF-05, the Final Plat for Pine Hill Second Addition, a replat of Lots 2 and 3, Block A, of Pine Hill Addition, based upon finding that requirements for subdivision contained in the City of Hutchinson Subdivision Regulations are met and including the following staff-recommended conditions:

1. **Revised Final Plat Drawing.** A revised Final Plat drawing showing the missing telephone easement for Lot 4 is provided. **Said revised plat drawing shall be due to the City a minimum of 12 days prior to the desired City Council meeting for consideration of the Final Plat.**
2. **Reservations, Restrictions and Protective Covenants.** The applicant shall record **amended Reservations, Restrictions and Protective Covenants** removing the prohibition from splitting lots in this subdivision. Said recordation shall occur prior to recording of the Final Plat for this subdivision.
3. **Signed and Notarized Mylar.** A signed and notarized mylar shall be provided to the City a minimum of **12 days** prior to the desired City Council meeting for consideration of the Final Plat.
4. **Proof of Paid Taxes and Special Assessments.** A signed certification of paid taxes from the Reno County Treasurer shall be provided a minimum of **7 days** prior to the desired City Council meeting for consideration of the Final Plat.
5. **Check for Recording Fee.** A check in the amount of \$26.00 made payable to the "Reno County Register of Deeds" shall be provided within **7 days** prior to the desired City Council meeting for consideration of the Final Plat.

The motion passed with the following vote: Yes – Macklin, Woleslagel, Obermite, Peterson, Carr, Hornbeck, Bisbee.

The City Council will hear this case on July 5, 2016.

6. UPCOMING CASES

6a. 16-SDP-03 Meadowlake Reserve Area Preliminary Plat – June 21, 2016.

6b. 16-SDF-05 Meadowlake Reserve Area Final Plat – June 21, 2016.

7. OPEN COMMENTS FROM THE AUDIENCE – None.

7a. McCarron updated the commission that an offer has been made to an applicant for the Associate Planner position.

8. ADJOURNMENT – The meeting adjourned at 5:50 PM.

Respectfully Submitted,
Charlene Mosier, Planning Technician

Approved this 21st day of June, 2016

Attest: _____

