



1. ROLL CALL

The Planning Commission meeting was called to order at 5:30 pm with the following members present: Logan Leuenberger (5/5), Terry Bisbee (5/5), Jane Gamber (4/5), Valerie Roberts-Ropp (4/5), Darryl Peterson (4/5), Jackson Swearer (4/5), and Jon Richardson (5/5) (Chair).

Planning Staff present were Ryan Hvitløk, Director of Planning & Development; and Charlene Mosier, Planning Technician.

2. APPROVAL OF MINUTES

The minutes of the March 10, 2020 meeting were approved on a motion by Bisbee, seconded by Leuenberger, passed unanimously.

3. CORRESPONDENCE & STAFF REPORTS

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

4. PUBLIC HEARING

a. ZA20-000001 – Text Amendment: Research and Development Uses

Request to amend Section 27-406.C. (Use Table – Industrial & Other) and 27-406.C.6. (Research and Development Design Standards & Use Restrictions) of the Hutchinson Zoning Regulations, concerning regulations related to Research & Development Uses.

Richardson opened the public hearing. Hvitløk presented an overview of the proposed text amendment

Currently the Zoning Ordinance does not allow for research and development uses outside of industrial districts. Businesses such as Genzada Pharmaceuticals in the former Dillons building at Plum and 30th Ave and Sensor Dynamix, located in the former Fire Station on East Avenue B are examples. In 2017 less than 3 percent of jobs in Hutchinson were in the information field. Attracting this type of technical and professional business is a goal of the Comprehensive Plan. The proposed ordinance amendment would allow these lighter uses in the C-4 Special Commercial District and C-5 Downtown District with design requirements. Design standards mimic standards for R & D in the I-1 and I-2 districts. Outdoor storage of materials and goods would be limited and hazardous materials would be prohibited.

This amendment would make development more friendly and mitigate concerns of neighboring properties.

There were no public comments. Richardson closed the public hearing and asked for a motion.

A motion was made by Gamber, seconded by Swearer to recommend approval to the City Council of Zoning Amendment request number ZA20-000001 for amendments to Section 27-406.C. and Section

27-406.C.6. of the Hutchinson Zoning Regulations amending the industrial use table and the Research and Development Design Standards and Use Restrictions. The motion passed with the following vote: Yes – Bisbee, Gamber, Leuenberger, Peterson, Roberts-Ropp, Swearer, Richardson.

The City Council will consider this case on July 7, 2020.

5. NEW BUSINESS

- a. None

6. UPCOMING CASES

- a. None.

7. ADMINISTRATIVE CASES

- a. SIT20-000001 - Commerce Gardens Phase II (Approved)
- b. SIT20-000002 – 36,000 SF Industrial Building J & J Drainage (Approved)
- c. SIT20-000003 – 3,000 SF Office Building (On Hold)
- d. SIT20-000004 – 2,400 SF Industrial Building (Under Review)

Hvitløk said there is a potential study session on June 23 for a text amendment for ADU's in the R-5 High Density Residential District.

8. COUNCIL ACTION ON CASES

- a. None.

9. OPEN COMMENTS FROM THE AUDIENCE

- a. None.

10. ANNOUNCEMENTS

- a. Hvitløk said a \$132,000 CDBG-CV grant has been awarded to Hutchinson and another \$132,000 to Reno County for small business emergency relief due to the pandemic. The deadline to apply is June 16, 2020.

11. ADJOURNMENT - The meeting adjourned at 5:47 p.m.

Respectfully Submitted

Charlene Mosier, Planning Technician
Approved this 23rd day of June 2020

Attest:  _____

Ryan Hvitløk, AICP, CFM - Director of Planning & Development