

1. ROLL CALL

The Planning Commission meeting was called to order at 5:30 pm with the following members present: Logan Leuenberger (6/6), Terry Bisbee (6/6), Jane Gamber (5/6), Darryl Peterson (5/6), Jackson Swearer (5/6), Valerie Roberts-Ropp (5/6) and Jon Richardson (6/6) (Chair).

Planning Staff present were Ryan Hvitlæk, Director of Planning & Development; Amy Allison, Senior Planner; and Charlene Mosier, Planning Technician.

2. APPROVAL OF MINUTES

The minutes of the June 9, 2020 meeting were approved on a motion by Swearer, seconded by Bisbee, passed unanimously.

3. CORRESPONDENCE & STAFF REPORTS

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

4. PUBLIC HEARING

- a. None

5. NEW BUSINESS

- a. Study Session ZA20-000002 – Text Amendment: ADUs in the R-5 District

Request to amend Section 27-406.A. (Use Table – Residential) and 27-406.A.1. (Accessory Dwelling Unit (ADU) Design Standards & Use Restrictions) of the *Hutchinson Zoning Regulations* concerning regulations related to Accessory Dwelling Units.

Allison presented an overview of the proposed text amendment. The owner of 1228 East 23rd Ave, a single-family home in an R-5 district, is requesting to convert an existing building for a mother-in-law dwelling. ADU's are currently not permitted in the R-5 district, and staff believes this was likely an oversight. There are other single-family homes in R-5 districts that this regulation will affect so Planning Staff is recommending to amend the Use Table to allow ADU's in the R-5 district with design standards. Allison asked the Planning Commission members if they had any additional requirements to add to the design standards.

Bisbee asked if the size of the lot would allow for additional homes. Allison said there are requirements such as lot coverage and street frontage for additional homes in multi-family developments that would need to be followed.

The Planning Commission will consider this amendment at their July 14 meeting.

6. UPCOMING CASES

- a. None

7. ADMINISTRATIVE CASES

- a. SIT20-000003 – 3,000 SF Office Building (On Hold)
- d. SIT20-000004 – 2,400 SF Industrial Building (Approved)

8. COUNCIL ACTION ON CASES

- a. None.

9. OPEN COMMENTS FROM THE AUDIENCE

- a. Cindy Proett, Luminous Neon, said they are working with a church on Main Street to construct a monument sign. The height limit of the sign is six feet, based on the Public/Institutional use, even though the zoning for the property is C-4 Special Commercial District. Allison explained a church is a P/I use but has residential use sign standards. The proposed sign is a couple inches too high based on the residential standards of six-foot height limit. The location of the church on an arterial road in a C-4 zone would allow a sign to be 25 feet in height if P/I uses followed the street classification standard. A concern would be allowing signs of this height in or near a residential area. Most signs, except P/I and residential, are reviewed based on the zoning designation of the property. The code previously allowed for signs of up to ten feet in the P/I district.

The Planning Commission does not want to intrude on residential areas with signs that are overly tall; however, on arterial streets, taller signs could be considered. Peterson said to take into consideration the size of the lot and building in relationship to the sign. Bisbee said we really do not want to do variances for signs in these situations.

Proett said P/I uses include churches on 30th Ave, the Plum Creek school, Ave A school (both schools have signs over 6 feet). The current regulations are restrictive for P/I uses such as the hospital, parks, or the Cosmosphere. If the use is in a residential area the height restriction may be okay but if it is in a commercial area like the Sports Arena, then a six-foot height limitation would seem out of scale.

The commission would like to review this issue in greater detail at the next meeting.

10. ANNOUNCEMENTS

- a. Hvitløk said City Council approved eleven grants to small businesses totaling \$90,000. A portion of remaining funds will be set aside for home-based childcare. The remaining funds will be used in a second grant cycle later this year.

On July 9 there will be a Contractor Open House for the CDBG housing rehab grant. Staff toured four properties with SCKEDD and will have homes ready to begin work soon.

11. ADJOURNMENT - The meeting adjourned at 6:05 p.m.

Respectfully Submitted,

Charlene Mosier, Planning Technician
Approved this 14th day of July 2020

Attest: 

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