



1. ROLL CALL

The Planning Commission meeting was called to order at 5:30 pm with the following members present: Jon Richardson (10/10) (Vice Chair), Brock Wells (08/10), Valerie Roberts-Ropp (08/10), Terry Bisbee (09/10), Darryl Peterson (06/10), Logan Leuenberger (1/1); Jane Gamber (1/1); and Todd Carr (10/10) (Chair). Jackson Swearer (09/10) was absent.

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

2. INTRODUCTION OF NEW COMMISSIONERS

Hvitløk introduced new Planning Commission members Jane Gamber and Logan Leuenberger.

3. APPROVAL OF MINUTES

The minutes of the September 10, 2019 meeting were approved on a motion by Bisbee, seconded by Peterson, passed unanimously.

4. CORRESPONDENCE & STAFF REPORTS

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

5. PUBLIC HEARING

a. **None.**

6. STUDY SESSION

a. Small Box Variety Store

Hvitløk said this a request for a Planning Commission review of a proposed amendment to Section 27-202 (Definitions) and Section 27-406 (Table of Land Use Categories of the Hutchinson Zoning Regulations) concerning regulations related to small box variety stores commonly referred to as dollar stores.

Dollar stores often sell similar but less healthy food products than a grocery store and can leave some neighborhoods without healthy food options. These regulations are not a ban on the stores but the amendment would implement a requirement that they stock a percentage of fresh food. A conditional use permit would allow the neighborhood to have the opportunity to comment on future stores and require a minimum of 10 percent of retail floor space to fresh or fresh frozen food with the intent the stores provide healthier options for customers.

The Comprehensive Plan identifies a community health goal for residents to access quality medical services, healthy food options and exercise opportunities.

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Hvitlok presented a powerpoint showing the proposed definition of a small box variety store and listed the zoning districts where they would be permitted with a conditional use permit. The proposed design standards would be a minimum of 10% of retail floor area dedicated to the sales of fresh or fresh frozen food.

Hvitløk said there are no pending small box stores currently.

Bisbee asked about the option of not continuing with the regulations. Hvitløk said that is an option. Bisbee said the intent of these regulations is admirable but he believes it will be seen as more regulation on business. Citizens view it as making it harder for businesses to come here and consider it another roadblock.

Gamber asked how this topic came up. Hvitløk said the *Hutchinson News* published an article this summer referring to the impact of small box stores on small towns and their effect on local grocery stores. Nationally there has been attention as these stores become an alternative to a traditional grocery store.

Roberts-Ropp does not like the idea of government regulating store merchandize. Other stores are not regulated on what merchandise they carry.

Peterson does not feel we have should regulate what merchandise a store must have.

Promoting fresh food trucks, farmers markets in more locations, or other incentives was suggested as an option.

Wells said staff did a good job on this and said our Comprehensive Plan lists healthy food options as a priority. He does not think the proposed regulations are too restrictive and would like to proceed with the regulations.

Carr said he also supported the fresh food regulation. He sees both sides but leans toward requiring healthy foods in small box stores and he does not believe 10% is enough to hurt the stores profit.

Richardson said we are forcing store owners to carry items that cost more with short shelf life, which could lower their profit and then stores may decide not to come here at all.

Gamber wants to be more open to business and back off regulations and people will find what they want when it comes to food. She wants Hutchinson to portray "Open for Business".

Hvitløk said at a meeting with the Chamber Board, they did not support the regulations.

Richardson and Bisbee would like to hear from HEAL Reno County before making a recommendation.

Motion by Richardson, seconded by Leuenberger to table this item to the October 8 meeting allowing HEAL Reno County time to comment, passed with the following vote: Yes – Gamber.

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Peterson, Bisbee, Roberts-Ropp, Leuenberger, Richardson, Carr; No – Wells.

7. NEW BUSINESS

- a. Volunteers for Commercial/Industrial District Steering Committee.

Hvitløk said he would like to begin meetings to discuss the proposed C-6 Commercial/Industrial District. Meetings will begin in October, approximately once a month for three months. Swearer has volunteered to serve. Bisbee and Richardson also volunteered.

8. OLD BUSINESS

- a. None.

9. UPCOMING CASES

- a. ZA19-000003 & CPA19-000002 – Rezone to Commercial, 00000 Brentwood Street (10/22/2019).
b. SDP19-000001 & SDF19-000001 – Preliminary and Final Plat, 00000 E 11th Avenue (10/22/2019).

Hvitløk said he is waiting on Reno County for some language on minor plats. He will update the Commission when he has additional information.

10. ADMINISTRATIVE CASES

- a. SIT19-000007 – GeoChemical Addition, 1600 N Halstead St (Pending)

11. COUNCIL ACTION ON CASES – None.

12. OPEN COMMENTS FROM THE AUDIENCE – None.

13. ANNOUNCEMENTS – None.

14. ADJOURNMENT - The meeting adjourned at 6:15

Respectfully Submitted

Charlene Mosier, Planning Technician
Approved this day of 2019

Attest:  _____