



1. ROLL CALL

The Planning Commission meeting was called to order at 5:30 pm with the following members present: Jon Richardson (12/13) (Vice Chair), Darryl Peterson (07/13), Terry Bisbee (11/13), Jackson Swearer (12/13), Logan Leuenberger (03/04); Jane Gamber (03/04), Valerie Roberts-Ropp (10/13), and Todd Carr (12/13) (Chair). Brock Wells (10/13) was absent.

Planning Staff present Ryan Hvitløk, Director of Planning & Development; Aaron Barlow, Associate Planner; and Jim S Housing and Downtown Specialist.

2. APPROVAL OF MINUTES

The minutes of the October 22, 2019 meeting were approved on a motion by Bisbee, seconded by Richardson, 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. CPA19-000004 – 935 East 4th Avenue Comprehensive Plan Amendment

Barlow presented the staff report and analysis for CPA19-000004, a request to change the Comprehensive Plan Map Designation from Industrial to Commercial at 935 East 4th Avenue. The applicant, Tim Miller, requested the amendment in order to rezone the property. Barlow stated that all three factors were met.

Carr asked how long the site had been spot zoned, Barlow replied as long as he can remember.

Tim Miller, 3909 Stacy Road, presented his comments to the Commission. The Commission had no questions for the applicant.

No other members of the public provided any comments on the proposal.

Barlow provided staff's recommendation which was to approve the request due to all factors being met.

Carr closed the public hearing.

Richardson motioned to recommend modification and approval to the Hutchinson City Council of Comprehensive Plan Amendment case #CPA19-000004 to amend the Comprehensive Plan Designation for 935 East 4th Avenue (Parcel ID 0781341801005008000) from Industrial to Residential seconded by Bisbee. The motion passed on a vote of 8 to 0.

- b. ZA19-000007 – 935 East 4th Avenue Rezone
Barlow presented the staff report and analysis for ZA19-000007, a request to rezone 935 East 4th Avenue from I-2 Industrial to C-4 Special Commercial. Barlow reviewed staff's analysis for the eight factors that must be met and felt the applicant met all eight factors.

Carr opened the public hearing.

Carr closed the public hearing.

Swearer motioned to approve the recommendation to the City Council to approve ZA19-000007 to rezone 935 East 4th Avenue (Parcel ID 0781341801005008000) from I-2 Industrial to C-4 Special Commercial. The motion was seconded by Gamber. Motion was approved on a vote of 8 to 0.

5. NEW BUSINESS

- a. Downtown Parking Map
Jim Seitnater presented the Downtown parking maps. He has been working with Allen Shafer on a Google Map showing attractions and available parking downtown. There are visuals illustrating available parking between the railroad tracks (3rd avenue and Avenue C) and between Washington Avenue and Walnut Avenue. This project came up as a work plan for the C-5 Zoning District to see what types of parking is needed for new housing and other development. These parking maps will help inform adjustments to the C-5 district. The parking tool will also help with events (Fox Theater, Rod Run etc.) in the area when coordinating where people can park. Carr had questions about Public Art. In the future, Public art will be included on the map with information about each piece. Richardson asked if other things can be added in the future. Seitnater said that more can and will be added included historical plaques. Hvitløk added that this tool will help educate locals that parking is available in the Downtown district and that they can walk without much issue. Swearer said It's amazing how many spaces are available in Downtown because you don't really think about it walking up and down Main Street. Discussion ensued.

6. OLD BUSINESS

- a. None.

7. UPCOMING CASES

- a. ZA19-000007 – Rezone of 0 E Avenue B (Fire Station) – November 19, 2019
- b. SDF/SDF19-000002 – Noble Replat – 1529 E 17th Avenue – November 19, 2019
- c. ZV19-000003 – 930 E 4th Avenue Variance – November 19, 2019
- d. ZA19-000008 – Rezone of 925 W 4th Avenue – December 10, 2019

9. ADMINISTRATIVE CASES

- a. SIT19-000009 – Department of Children and Families Office, 0 E 11th Avenue (Approved)
- b. SIT19-000010 – Aspen Dental, 1529 East 17th Avenue

10. COUNCIL ACTION ON CASES

- a. SDF19-000001 – SilverRock Addition – 0 E 11th Avenue (Approved)

10. OPEN COMMENTS FROM THE AUDIENCE

- a. None.

11. ANNOUNCEMENTS

- a. Hvitløk congratulated Carr on his win with the USD 309 school board. Carr will be resigning at the end of the year. Hvitløk also shared that Janet Hamilton (former Commission member) is currently in hospice care. Staff will put a card together.

12. ADJOURNMENT - The meeting adjourned at 6: pm.

Respectfully Submitted

Aaron Barlow, Associate Planner
Approved this 19th day of Nov. 2019

Attest: 

Director of Planning & Development