

1. **ROLL CALL**

The Planning Commission meeting was called to order at 5:00 PM with the following members present: Harley Macklin, Janet Hamilton, Todd Carr, Ken Peirce, Tom Hornbeck, Terry Bisbee and Darryl Peterson. Mark Woleslagel and Robert Obermite were absent. Staff present were Jana McCarron, Director of Planning and Development; Casey Jones, Senior Planner; Aaron Barlow, Associate Planner; Amy Denker, Housing Program Coordinator; John Deardoff, City Manager; Paul Brown, City Attorney; and Stephanie Stewart, Planning Technician. City Council members present were Nancy Soldner, David Inskeep, Jon Daveline, and Steve Dechant.

2. **APPROVAL OF MINUTES**

The minutes of the November 1, 2016, meeting were approved on a motion by Bisbee, seconded by Carr, passed unanimously.

3. **CORRESPONDENCE & STAFF REPORTS** – None.

4. **PUBLIC HEARINGS** – None.

5. **NEW BUSINESS**

a. Joint Study Session with the Hutchinson City Council: 2017-2037 Comprehensive Plan Future Land Use Map

McCarron presented a draft for the Future Land Use Map, and the Planning Commission reviewed and discussed the map with the City Council. McCarron stated that staff has proposed fewer land use designations for clarity and to combine redundant categories. She continued, stating that the City has worked with Reno County to designate an area of influence surrounding the City and that staff has proposed specific land use categories in that area for future growth. City Council members would like the City to designate these proposed areas in order to reduce the need to rezone in the future. Possible annexation areas and Extra-Territorial Jurisdiction (ETJ) are to remain open for future discussion. Council members would also like to hear comments from the Chamber of Commerce concerning the proposed future land use map.

Chairman Peirce dismissed the City Council Members at 5:40.

b. Study Session – Discuss possible language amendment to allow Adult Day Cares in Commercial Zoning Districts

McCarron presented the request to amend the *Hutchinson Zoning Regulations* to allow adult day cares in commercial zoning districts. Staff was approached by a developer hoping to open an adult day care in a vacant building located in the C-1 district. The table of land uses in the zoning regulations, however, does not allow adult daycares in any commercial district. Ed Spexarth, J.P.

Weigand & Sons, was in attendance to help answer questions. Members agreed that an adult day care is a need for the City and noted that similar facilities are allowed in commercial districts. McCarron said that staff would do some research and come to them with a staff report and a formal public hearing to amend the language.

6. **UPCOMING CASES** – None.
7. **OPEN COMMENTS FROM THE AUDIENCE** – None.
8. **COUNCIL ACTION ON CASES** – None.
9. **ADJOURNMENT** – The meeting adjourned at 6:00 p.m.

Respectfully Submitted,
Stephanie Stewart, Planning Technician

Approved this 20th day of December, 2016

Attest: 

Casey A. Jones, AICP, CFM, Senior Planner