

**AGENDA**  
**HUTCHINSON PLANNING COMMISSION**  
**Tuesday, January 17, 2006**  
**5:30 p.m.**

**1. CALL TO ORDER 5:30 P.M.**

**2. CONSENT AGENDA**

A. CONSIDERATION OF MINUTES DATED DECEMBER 20, 2005

**3. PUBLIC HEARINGS**

A. CONSIDERATION OF **REZONING** TWO LOTS FROM I/C TO R2 TO REMAIN RESIDENTIAL USE LOCATED AT 535 AND 545 4<sup>TH</sup> AVE. S.E.

Motion to close hearing – Motion to approve with staff recommendations –  
Motion to reject

B. CONSIDERATION OF A **CONDITIONAL USE PERMIT** TO AMEND THE PLANNED DEVELOPMENT DISTRICT IN FAIRWAY ESTATES SECOND ADDITION TO ALLOW CONSTRUCTION UP TO THE FRONT AND REAR PROPERTY LINES LOCATED AT 1187 OAKWOOD CRT NW

Motion to close hearing – Motion to approve with staff recommendations –  
Motion to reject

C. CONSIDERATION OF **AMENDMENT** TO THE ORDINANCE REGARDING LOT COVERAGE IN THE R1, R2 AND R3 DISTRICT SINGLE AND TWO FAMILY

Motion to close hearing – Motion to approve with staff recommendations –  
Motion to reject

**4. NEW BUSINESS**

**5. OLD BUSINESS**

A. CONFIRM APPROVAL OF **FINAL PLAT** KNOWN AS LAKERIDGE

Motion to approve – Motion to reject

**6. COMMUNICATION FROM STAFF**

A. DISCUSSION OF DATE FOR JOINT MEETING AND TOUR WITH CITY COUNCIL MEMBERS

**7. ADJOURNMENT**

**AGENDA**  
**HUTCHINSON PLANNING COMMISSION**  
**Tuesday, February 21, 2006**  
**5:30 p.m.**

**1. CALL TO ORDER 5:30 P.M.**

**2. CONSENT AGENDA**

A. CONSIDERATION OF MINUTES DATED JANUARY 17, 2006

**3. PUBLIC HEARINGS**

A. CONSIDERATION OF **CONDITIONAL USE PERMIT AND REZONING** OF TWO LOTS FROM C4 TO R2 FOR THE PURPOSE OF CONSTRUCTING A 48 UNIT ADDITION ONTO THE CEDAR CREST ESTATES ASSISTED LIVING FACILITY LOCATED AT 225 SHADY RIDGE ROAD AND MODIFYING THE HWY 7 ACCESS

Motion to close hearing – Motion to approve with staff recommendations –  
Motion to reject

B. CONSIDERATION OF A REQUEST TO **VACATE** DRAINAGE AND UTILITY EASEMENTS ALONG THE PROPERTY LINE LOCATED BETWEEN 1408 AND 1412 HERITAGE AVE NW FOR THE PURPOSE OF COMBINING THE TWO LOTS INTO ONE LARGER LOT FOR THE CONSTRUCTION OF A SINGLE FAMILY HOME

Motion to close hearing – Motion to approve with staff recommendations –  
Motion to reject

C. CONSIDERATION OF A **VARIANCE AND CONDITIONAL USE PERMIT** TO ALLOW CONSTRUCTION OF A 190 FOOT MONOPOLE COMMUNICATIONS TOWER ON PROPERTY LOCATED AT 412 3<sup>RD</sup> AVE NW (NEW DIMENSION PLATING)

Motion to close hearing – Motion to approve with staff recommendations –  
Motion to reject

**4. NEW BUSINESS**

**5. OLD BUSINESS**

**6. COMMUNICATION FROM STAFF**

**7. ADJOURNMENT**

**AGENDA**  
**HUTCHINSON PLANNING COMMISSION**  
**Tuesday, March 21 ,2006**  
**5:30 p.m.**

**1. CALL TO ORDER 5:30 P.M.**

**2. ELECTION OF OFFICERS**

**3. CONSENT AGENDA**

A. CONSIDERATION OF MINUTES DATED FEBRUARY 21, 2006

**4. PUBLIC HEARINGS**

A. CONSIDERATION OF **LOT SPLIT AND CONDITIONAL USE PERMIT** TO AMEND THE PLANNED DEVELOPMENT DISTRICT SUBMITTED BY CROW RIVER HABITAT FOR HUMANITY LOCATED AT 570 HILLTOP DRIVE N.E. FOR CONSTRUCTION OF A TWIN HOME

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

B. CONSIDERATION OF A REQUEST FOR A **VARIANCE** TO REDUCE PARKING REQUIRED AT A NEW HARDWARE STORE TO BE LOCATED AT 108 –1<sup>ST</sup> AVE N.E.

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

C. CONSIDERATION OF A REQUEST FOR A **CONDITIONAL USE PERMIT** TO ALLOW OPERATION OF A PLUMBING BUSINESS TO BE LOCATED AT 15 MONROE ST. SE IN THE I/C DISTRICT

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

D. CONSIDERATION OF A **CONDITIONAL USE PERMIT** TO ALLOW TENT SALE OF FIREWORKS IN THE WALMART PARKING LOT LOCATED AT 1300 HWY 15 SOUTH

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

**5. NEW BUSINESS**

**6. OLD BUSINESS**

**7. COMMUNICATION FROM STAFF**

A. TOUR WITH CITY COUNCIL MARCH 28<sup>TH</sup> AT 3:00 P.M.

**8. ADJOURNMENT**

**AGENDA**  
**HUTCHINSON PLANNING COMMISSION**  
**Tuesday, April 18, 2006**  
**5:30 p.m.**

**1. CALL TO ORDER 5:30 P.M.**

**2. ELECTION OF OFFICERS**

**3. CONSENT AGENDA**

A. CONSIDERATION OF MINUTES DATED MARCH 21, 2006

**4. PUBLIC HEARINGS**

A. CONSIDERATION OF A **CONDITIONAL USE PERMIT** REQUESTED BY CHRIST THE KING CHURCH, 1040 SOUTH GRADE ROAD S.W., TO EXPAND THE PARKING LOT AND ADD AN EXIT ONTO SOUTH GRADE RD

Motion to close hearing – Motion to approve with staff recommendations –  
Motion to reject

B. CONSIDERATION OF A **CONDITIONAL USE PERMIT** REQUESTED BY THE CHURCH OF THE LATTER DAY SAINTS, 770 SCHOOL ROAD N.W., FOR EXPANSION OF THE CHURCH AND PARKING LOT

Motion to close hearing – Motion to approve with staff recommendations –  
Motion to reject

C. CONSIDERATION OF A ONE LOT **PRELIMINARY AND FINAL PLAT** TO BE KNOWN AS JENSEN ADDITION AND A **VACATION OF EASEMENTS**

Motion to close hearing – Motion to approve with staff recommendations –  
Motion to reject

D. CONSIDERATION OF A **CONDITIONAL USE PERMIT** TO ALLOW CONSTRUCTION OF A DETACHED GARAGE OVER 1000 SQ. FT. LOCATED AT 27 – 5<sup>TH</sup> AVE. N.W.

Motion to close hearing – Motion to approve with staff recommendations –  
Motion to reject

E. CONSIDERATION OF AN **AMENDMENT** TO SECTION 154.137 OF  
THE CITY CODE REGARDING OFF-PREMISE SIGNAGE

Motion to close hearing – Motion to approve with staff recommendations –  
Motion to reject

**5. NEW BUSINESS**

A. CONSIDERATION OF A **LOT SPLIT** LOCATED IN 1<sup>ST</sup> ADDITION  
TO MEADOW LINKS

Motion to approve with staff recommendations – Motion to reject

**6. OLD BUSINESS**

A. DISCUSSION REGARDING THE PARKING REQUIREMENTS AND  
REFERENCING THE PARKING GENERATION MANUAL

**7. COMMUNICATION FROM STAFF**

**8. ADJOURNMENT**

**AGENDA**  
**HUTCHINSON PLANNING COMMISSION**  
**Tuesday, May 16, 2006**  
**5:30 p.m.**

1. **CALL TO ORDER 5:30 P.M.**

2. **CONSENT AGENDA**

A. CONSIDERATION OF MINUTES DATED APRIL 18, 2006

3. **PUBLIC HEARINGS**

A. CONSIDERATION OF **CONDITIONAL USE PERMIT** REQUESTED BY CROW RIVER BUILDERS TO CONSTRUCT A 11,640 SQ. FT. POLE TYPE STRUCTURE ON PROPERTY LOCATED AT 1135 HWY 7 W

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

B. CONSIDERATION OF A **VARIANCE** REQUESTED BY CHRISTIAN CHRISTENSEN TO ALLOW CONSTRUCTION OF A DETACHED GARAGE IN THE FRONT YARD LOCATED AT 915 – 2<sup>ND</sup> AVE S.W.

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

C. CONSIDERATION OF A **VARIANCE** REQUESTED BY JIM AND KRISTEN KLEIN TO ALLOW CONSTRUCTION OF A SECOND DETACHED GARAGE AND TO REDUCE DRIVEWAY SETBACK TO 0' LOCATED AT 589 HASSAN ST. S.E.

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

D. CONSIDERATION OF A **VARIANCE** TO REDUCE LOT DEPTH 8' AND A **LOT SPLIT** LOCATED AT 175 OAK LN S.E.

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

4. **NEW BUSINESS**

A. CONSIDERATION OF AN 8 LOT **SKETCH PLAN** TO BE KNOWN AS FAIRWAY ESTATES THIRD ADDITION SUBMITTED BY M & P PARTNERS

Motion to approve with staff recommendations – Motion to reject

5. **OLD BUSINESS**

A. CONSIDERATION OF **CONDITIONAL USE PERMIT** REQUESTED BY CHRIST THE KING CHURCH, 1040 SOUTH GRADE ROAD S.W., TO EXPAND THE PARKING LOT AND ADD AN EXIT ONTO SOUTH GRADE RD

Motion to approve with staff recommendations – Motion to reject

6. **COMMUNICATION FROM STAFF**

7. **ADJOURNMENT**

**AGENDA**  
**HUTCHINSON PLANNING COMMISSION**  
**Tuesday, June 20, 2006**  
**5:30 p.m.**

1. **CALL TO ORDER 5:30 P.M.**

2. **CONSENT AGENDA**

A. CONSIDERATION OF MINUTES DATED MAY 16, 2006

3. **PUBLIC HEARINGS**

A. CONSIDERATION OF A **VARIANCE** TO REDUCE DRIVEWAY SETBACK TO 0 FEET TO REPLACE EXISTING HARDSURFACED SHARED DRIVEWAY LOCATED AT 619 AND 631 – 2<sup>ND</sup> AVE S.W.

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

B. CONSIDERATION OF AN 8 LOT **PRELIMINARY AND FINAL** PLAT TO BE KNOWN AS FAIRWAY ESTATES THIRD ADDITION

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

C. CONSIDERATION OF A TWO LOT **PRELIMINARY AND FINAL PLAT AND SITE PLAN REVIEW** TO BE KNOWN AS REGIONAL EYE SPECIALISTS ADDITION LOCATED IN THE MENARDS ADDITION PLAT

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

D. RECONFIRMATION OF A 3 LOT **PRELIMINARY PLAT AND FINAL PLAT** TO BE KNOWN AS CALAFORD PLACE (PRELIMINARY PLAT WAS UNDER HUTCHINSON SENIOR CAMPUS)

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

E. CONSIDERATION OF **AMENDMENT** TO THE MAIN STREET SIGN ORDINANCE

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

4. **NEW BUSINESS**

5. **OLD BUSINESS**

6. **COMMUNICATION FROM STAFF**

A. WATER TREATMENT FACILITY FAÇADE UPDATE

7. **ADJOURNMENT**

**AGENDA**  
**HUTCHINSON PLANNING COMMISSION**  
**Tuesday, July 18, 2006**  
**5:30 p.m.**

**1. CALL TO ORDER 5:30 P.M.**

**2. CONSENT AGENDA**

A. CONSIDERATION OF MINUTES DATED JUNE 20, 2006

**3. PUBLIC HEARINGS**

A. CONSIDERATION OF **REZONING** PROPERTY LOCATED AT 255  
AND 287 HWY 7 E. FROM I/C TO R2

Motion to close hearing – Motion to approve with staff recommendations – Motion to  
reject

**4. NEW BUSINESS**

A. CONSIDERATION OF **LOT SPLITS** ON OTTAWA AVENUE S.E.  
(240,265,275,285 OTTAWA AVE SE) SUBMITTED BY PAUL  
BETKER

Motion to approve with staff recommendations – Motion to reject

B. CONSIDERATION OF A **LOT SPLIT** LOCATED AT 1160 BLUEJAY  
DRIVE S.W. SUBMITTED BY BRUCE NAUSTDAL

Motion to approve with staff recommendations – Motion to reject

**5. OLD BUSINESS**

**6. COMMUNICATION FROM STAFF**

**7. ADJOURNMENT**

**AGENDA**  
**HUTCHINSON PLANNING COMMISSION**  
**Tuesday, August 15, 2006**  
**5:30 p.m.**

**A. CALL TO ORDER 5:30 P.M.**

**B. CONSENT AGENDA**

A. CONSIDERATION OF MINUTES DATED JULY 18, 2006

**C. PUBLIC HEARINGS**

A. CONSIDERATION OF **VACATION OF EASEMENTS** LOCATED BETWEEN 705 AND 715 PARK ISLAND DR S.W. IN STEARNS WOODS ADDITION

Motion to close hearing – Motion to approve with staff recommendations –  
Motion to reject

B. CONSIDERATION OF A 3 LOT **PRELIMINARY AND FINAL PLAT** TO BE KNOWN AS MENARDS SECOND ADDITION AND A **SITE PLAN** FOR THE CONSTRUCTION OF REGIONAL EYE CLINIC

Motion to close hearing – Motion to approve with staff recommendations –  
Motion to reject

C. CONSIDERATION OF A **SITE PLAN** FOR CONSTRUCTION OF WARRIOR MANUFACTURING AND **CONDITIONAL USE PERMIT** TO ALLOW OUTDOOR STORAGE LOCATED AT 1145 – 5<sup>TH</sup> AVE. S.E.

Motion to close hearing – Motion to approve with staff recommendations –  
Motion to reject

D. CONSIDERATION OF A **SITE PLAN** AND **CONDITIONAL USE PERMIT** TO ALLOW CONSTRUCTION OF TWO POLE TYPE BUILDINGS LOCATED AT THE H.A.T.S. FACILITY, 1400 ADAMS STREET S.E.

Motion to close hearing – Motion to approve with staff recommendations –  
Motion to reject

E. CONSIDERATION OF A **CONDITIONAL USE PERMIT** TO ALLOW A CONSIGNMENT CLOTHING STORE LOCATED AT 16919 HWY 7 EAST IN THE GATEWAY DISTRICT

Motion to close hearing – Motion to approve with staff recommendations –  
Motion to reject

- F. CONSIDERATION OF A **CONDITIONAL USE PERMIT** TO ALLOW NEW DISCOVERIES MONTESSORI TO OPERATE OUT OF CLASSROOM TRAILERS AT THE MCLEOD COUNTY FAIRGROUNDS.

Motion to close hearing – Motion to approve with staff recommendations –  
Motion to reject

**D. NEW BUSINESS**

- A. CONSIDERATION OF A **LOT SPLIT** LOCATED AT 1115 HWY 7 EAST

Motion to approve with staff recommendations – Motion to reject

**E. OLD BUSINESS**

**F. COMMUNICATION FROM STAFF**

**G. ADJOURNMENT**

**AGENDA**  
**HUTCHINSON PLANNING COMMISSION**  
**Tuesday, September 19, 2006**  
**5:30 p.m.**

**1. CALL TO ORDER 5:30 P.M.**

**2. CONSENT AGENDA**

A. CONSIDERATION OF MINUTES DATED AUGUST 15, 2006

**3. PUBLIC HEARINGS**

A. CONSIDERATION OF **VACATION OF DRAINAGE AND UTILITY EASEMENTS** LOCATED BETWEEN LOTS 4 AND 5, BLOCK 1, FAIRWAY ESTATES SECOND ADDITION (1376 AND 1380 HERITAGE AVENUE)

Motion to close hearing – Motion to approve with staff recommendations –  
Motion to reject

B. CONSIDERATION OF A **VARIANCE** TO INCREASE AMOUNT OF IMPERVIOUS SURFACE IN THE SHORELAND AREA FROM 25% COVERAGE TO 31% COVERAGE LOCATED AT 915-2<sup>ND</sup> AVE S.W.

Motion to close hearing – Motion to approve with staff recommendations –  
Motion to reject

**4. NEW BUSINESS**

A. CONSIDERATION OF **LOT SPLIT** REQUESTED BY PAUL BETKER LOCATED AT 250 OTTAWA AVE SE

Motion to approve with staff recommendations – Motion to reject

**5. OLD BUSINESS**

**6. COMMUNICATION FROM STAFF**

**7. ADJOURNMENT**

**AGENDA**  
**HUTCHINSON PLANNING COMMISSION**  
**Tuesday, October 17, 2006**  
**5:30 p.m.**

**1. CALL TO ORDER 5:30 P.M.**

**2. CONSENT AGENDA**

A. CONSIDERATION OF MINUTES DATED SEPTEMBER 19, 2006

**3. PUBLIC HEARINGS**

A. CONSIDERATION OF **VACATION** OF A PORTION OF THE EASEMENT LOCATED ON THE SOUTH LINE OF LOT 14, RICE ADDITION, 630 DALE ST S.W.

Motion to close hearing – Motion to approve with staff recommendations  
– Motion to reject

B. CONSIDERATION OF **AMENDMENT** TO SECTION 154.062 OF THE CITY CODE ADDING LANGUAGE TO ALLOW TOWING COMPANY OFFICE WITH IMPOUND LOT

Motion to close hearing – Motion to approve with staff recommendations  
– Motion to reject

C. CONSIDERATION OF **CONDITIONAL USE PERMIT** REQUESTED BY NEW DISCOVERIES MONTESSORI ACADEMY TO TEMPORARILY OPERATE A SCHOOL IN THE C4 (FRINGE COMMERCIAL) DISTRICT LOCATED AT 1354 HWY 15 SOUTH (OFFICE MAX BUILDING)

**WITHDRAWN**

Motion to close hearing – Motion to approve with staff recommendations  
– Motion to reject

D. CONSIDERATION OF **SITE PLAN AND CONDITIONAL USE PERMIT** REQUESTED BY JANET VALEN, REMAX, TO REMODEL RESIDENTIAL BUILDING FOR REAL ESTATE OFFICE LOCATED IN THE I/C (INDUSTRIAL/COMMERCIAL) DISTRICT AT 255 HWY 7 EAST

Motion to close hearing – Motion to approve with staff recommendations  
– Motion to reject

**4. NEW BUSINESS**

A. DISCUSSION OF **SKETCH PLAN** SUBMITTED BY STEVE  
KNISLEY, FOR REPLAT IN GOEBEL'S ADDITION

B. DISCUSSION OF PROPOSAL FOR **SKETCH PLAN** SUBMITTED  
BY EXCELSIOR HOMES

C. **OLD BUSINESS**

D. **COMMUNICATION FROM STAFF**

E. **ADJOURNMENT**

**AGENDA**  
**HUTCHINSON PLANNING COMMISSION**  
**Tuesday, November 21, 2006**  
**5:30 p.m.**

**1. CALL TO ORDER 5:30 P.M.**

**2. CONSENT AGENDA**

- A. CONSIDERATION OF MINUTES DATED OCTOBER 17, 2006
- B. CONSIDERATION OF **LOT SPLIT** SUBMITTED BY BRUCE NAUSTDAL LOCATED AT 1150 BLUEJAY DRIVE S.W.
- C. CONSIDERATION OF LOT SPLIT REQUESTED BY PAUL BETKER LOCATED AT 235 OTTAWA SE

Motion to approve with staff recommendations – Motion to reject

**3. PUBLIC HEARINGS**

- A. CONSIDERATION OF REQUEST TO **REZONE** LOTS 2-6, BOYLES ADDITION FROM R4 (HIGH DENSITY RESIDENTIAL) TO I/C (INDUSTRIAL COMMERCIAL) FOR A 9 LOT COMMERCIAL SUBDIVISION

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

- B. CONSIDERATION OF **CONDITIONAL USE PERMIT** TO ALLOW TOWING COMPANY OFFICE WITH IMPOUND LOT LOCATED IN THE C4 (FRINGE COMMERCIAL) DISTRICT AT 700 AIRPORT ROAD

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

- C. CONSIDERATION OF **VACATION** OF 10' OF A 20' DRAINAGE AND UTILITY EASEMENT LOCATED ON THE SOUTH LINE OF LOT 4, BLOCK 1, HANSONS SUBDIVISION OF PETERSON ESTATES, 320 JEFFERSON COURT

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

D. CONSIDERATION OF **VARIANCE** TO REDUCE SIDE YARD SETBACK FROM 20 FEET TO 5.6 FEET FOR CONSTRUCTION OF A SMOKING ROOM AT THE HUTCH BOWL, 1150 HWY 7 WEST

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

E. CONSIDERATION OF **CONDITIONAL USE PERMIT** TO ALLOW OVER 1000 CUBIC YARDS OF FILL IN FLOOD PLAIN FOR CONSTRUCTION OF WASTE WATER TREATMENT FACILITY EXPANSION

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

4. **NEW BUSINESS**

5. **OLD BUSINESS**

6. **COMMUNICATION FROM STAFF**

7. **ADJOURNMENT**

**AGENDA**  
**HUTCHINSON PLANNING COMMISSION**  
**Tuesday, December 19 , 2006**  
**5:30 p.m.**

**1. CALL TO ORDER 5:30 P.M.**

**2. CONSENT AGENDA**

A. CONSIDERATION OF MINUTES DATED NOVEMBER 21 , 2006

Motion to approve – Motion to reject

**3. PUBLIC HEARINGS**

A. CONSIDERATION OF ORDINANCE AMENDMENT ADDING LANGUAGE TO CONDITIONALLY PERMIT STORAGE UNITS IN I-1 DISTRICT

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

B. CONSIDERATION OF ORDINANCE AMENDMENT SPECIFYING ACCESSORY BUILDING REQUIREMENTS TO PROHIBIT DETACHED GARAGES AND SECONDARY ACCESS DRIVES ON DOUBLE FRONTAGE LOTS

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

C. CONSIDERATION OF ORDINANCE AMENDMENT TO CLARIFY ALLOWED ENCROACHMENTS AND PROJECTIONS INCLUDING OVERHANGS, AND EGRESS WINDOWS, INTO SETBACKS AND DRAINAGE AND UTILITY EASEMENTS

Motion to close hearing – Motion to approve with staff recommendations – Motion to reject

**4. NEW BUSINESS**

**5. OLD BUSINESS**

**6. COMMUNICATION FROM STAFF**

**7. ADJOURNMENT**