

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, January 16, 2007
5:30 p.m.

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

2. CONSENT AGENDA

A. CONSIDERATION OF MINUTES DATED DECEMBER 19, 2006

3. PUBLIC HEARINGS

A. CONSIDERATION OF **CONDITIONAL USE PERMIT AND SITE PLAN** TO CONSTRUCT A CHURCH IN THE R1 DISTRICT LOCATED AT 1000 NORTH HIGH DRIVE NW SUBMITTED BY JEHOVAH'S WITNESS KINGDOM HALL

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

B. CONSIDERATION OF **LOT SPLIT AND VACATION OF EASEMENTS** LOCATED IN FRASER'S SUBDIVISION

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

C. CONSIDERATION OF **CONDITIONAL USE PERMIT** TO AMEND THE PLANNED DEVELOPMENT DISTRICT IN SOUTHFORK RIDGE THIRD ADDITION AND **VACATION OF EASEMENTS** FOR CONSTRUCTION OF ATTACHED TOWNHOMES LOCATED IN SOUTHFORK RIDGE THIRD ADDITION

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

D. 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

4. NEW BUSINESS

A. JANUARY 23, 2007, AT 3:30 P.M. SPECIAL CITY COUNCIL WORKSHOP ON WIND ENERGY, PRESENTED BY "WINDUSTRY"

5. OLD BUSINESS

6. COMMUNICATION FROM STAFF

7. ADJOURNMENT

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, February 20, 2007
5:30 p.m.

1. **CALL TO ORDER 5:30 P.M.**
2. **OATH OF OFFICE AND INTRODUCTION OF NEW PLANNING COMMISSIONER CHRISTIE ROCK**
3. **ELECTION OF OFFICERS**
4. **CONSENT AGENDA**

A. CONSIDERATION OF MINUTES DATED JANUARY 16, 2007

Motion to approve with staff recommendations – Motion to reject

5. **PUBLIC HEARINGS**

A. CONSIDERATION OF A 5 LOT **PRELIMINARY PLAT** TO BE KNOWN AS EXCELSIOR ADDITION AND A **VARIANCE** TO REDUCE LOT DEPTH ON TWO LOTS LOCATED EAST OF ROTARY PARK SUBMITTED BY JEFF MUNSELL

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

B. CONSIDERATION OF A REQUEST TO **REZONE** PROPERTY FROM R2 TO C5 LOCATED AT 267 – 4TH AVE N.W. FOR CHANGE OF USE FROM CHURCH TO PROFESSIONAL OFFICE BUILDING

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

C. CONSIDERATION OF A **CONDITIONAL USE PERMIT** AND **SITE PLAN** TO CONSTRUCT A DRIVE UP BANK FACILITY LOCATED IN THE I/C DISTRICT AT 745 HWY 7 W SUBMITTED BY HOME STATE BANK

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

D. CONSIDERATION OF A **CONDITIONAL USE PERMIT** TO ALLOW A USED AUTOMOBILE BUSINESS TEMPORARILY IN THE GATEWAY DISTRICT LOCATED AT 16919 HWY 7 EAST SUBMITTED BY JAMIE EMANS, EMANS AUTO SALES

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

- E. CONSIDERATION OF A **CONDITIONAL USE PERMIT** TO AMEND THE PLANNED DEVELOPMENT DISTRICT TO ALLOW FOR A REDUCTION IN LOT WIDTH AND LOT AREA FOR CONSTRUCTION OF TWIN HOME LOCATED AT 560/564 HILLTOP DRIVE N.E. SUBMITTED BY CROW RIVER HABITAT FOR HUMANITY

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

- F. CONSIDERATION OF A **CONDITIONAL USE PERMIT** TO ALLOW A SIGN SHOP TO BE LOCATED IN THE C5 DISTRICT LOCATED AT 225 3RD AVE. N.W. SUBMITTED BY DAVE WEGSCHIED

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

- G. 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

- H. CONSIDERATION OF A **LOT SPLIT AND VARIANCE** SUBMITTED BY THE CITY OF HUTCHINSON FOR CONSTRUCTION OF A TUNNEL AND TRAIL LOCATED ON THE HISTORICAL SOCIETY PROPERTY

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

6. **NEW BUSINESS**

7. **OLD BUSINESS**

8. **COMMUNICATION FROM STAFF**

9. **ADJOURNMENT**

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, March 20, 2007
5:30 p.m.

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

2. CONSENT AGENDA

A. CONSIDERATION OF MINUTES DATED FEBRUARY 20, 2007

B. **LOT SPLIT** SUBMITTED BY BRUCE NAUSTDAL LOCATED IN RAVENWOOD WEST

Motion to approve with staff recommendations – Motion to reject

3. PUBLIC HEARINGS

A. **CONDITIONAL USE PERMIT** TO AMEND THE PLANNED DEVELOPMENT DISTRICT FOR CONSTRUCTION OF TWIN HOME LOCATED AT 560/564 HILLTOP DRIVE N.E. SUBMITTED BY CROW RIVER HABITAT FOR HUMANITY (*Tabled from February 20th meeting*)

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

B. **CONDITIONAL USE PERMIT** TO ALLOW AN AUTOMOBILE REPAIR FACILITY IN THE I/C (INDUSTRIAL COMMERCIAL) DISTRICT LOCATED AT 805 HWY 7 WEST

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

C. **VACATION OF UTILITY EASEMENTS** LOCATED BETWEEN 1209 AND 1205 LEWIS AVENUE S.W. REQUESTED BY STEVE WADSWORTH, PROPERTY OWNER

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

4. NEW BUSINESS

A. **SITE PLAN** SUBMITTED BY ROCKFORD CONSTRUCTION FOR CONSTRUCTION OF A FAMILY VIDEO STORE LOCATED AT 108 – 1ST AVENUE N.E.

Motion to approve with staff recommendations – Motion to reject

C. DISCUSSION OF ORDERLY ANNEXATION AGREEMENTS

D. DISCUSSION OF AMENDING THE AGENDA TO INCLUDE THE
PLEDGE OF ALLEGIANCE AT PLANNING COMMISSION MEETINGS

5. OLD BUSINESS

6. COMMUNICATION FROM STAFF

A. PRESENTATION OF ANNUAL PLANNING, ZONING AND BUILDING
REPORT BY REBECCA BOWERS

B. HIGHWAY 7 CORRIDOR STUDY AND PLAN

7. ADJOURNMENT

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, April 17, 2007
5:30 p.m.

1. **CALL TO ORDER 5:30 P.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **OATH OF OFFICE AND INTRODUCTION OF NEW PLANNING COMMISSIONER CHRIS KOVACIC**
4. **CONSENT AGENDA**

- A. CONSIDERATION OF MINUTES DATED MARCH 20 , 2007
- B. **LOT SPLIT** LOCATED AT 200 OTTAWA AVE. S.W. SUBMITTED BY PAUL BETKER
- C. **LOT SPLIT** LOCATED AT 205 OTTAWA AVE. S.W. SUBMITTED BY PAUL BETKER
- D. **LOT SPLIT** LOCATED AT 210 OTTAWA AVE. S.W. SUBMITTED BY PAUL BETKER
- E. **LOT SPLIT** LOCATED AT 215 OTTAWA AVE. S.W. SUBMITTED BY PAUL BETKER
- F. **LOT SPLIT** LOCATED AT 225 OTTAWA AVE. S.W. SUBMITTED BY PAUL BETKER
- G. **LOT SPLIT** LOCATED AT 260 OTTAWA AVE. S.W. SUBMITTED BY PAUL BETKER
- H. **LOT SPLIT** LOCATED AT 270 OTTAWA AVE. S.W. SUBMITTED BY PAUL BETKER

Motion to approve with staff recommendations – Motion to reject

5. **PUBLIC HEARINGS**

- A. **PRELIMINARY AND FINAL PLAT TO BE KNOWN AS FIRST ADDITION TO RAVENWOOD WEST SUBMITTED BY RAVENWOOD POND HOMEOWNERS ASSOCIATION**

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

- B. **VARIANCE TO ALLOW TWO DETACHED GARAGES ON A LOT LOCATED AT 1410 JEFFERSON STREET S.E.**

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

C. CONDITIONAL USE PERMIT TO ALLOW FIREWORKS TENT SALES LOCATED IN WALMART PARKING LOT AT 1300 HWY 15 SOUTH

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

D. VARIANCE TO ALLOW A 19' CORNER SIDE YARD SETBACK WHERE 25' IS REQUIRED FOR AN ADDITION TO A NON-CONFORMING HOUSE AT 340 – 5TH AVENUE S.W.

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

E. WIND ENERGY CONVERSION SYSTEM

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

6. NEW BUSINESS

7. OLD BUSINESS

A. UPDATE ON HWY 7 STUDY AREA PROJECT

B. ANNUAL PLANNING, ZONING AND BUILDING REPORT BY REBECCA BOWERS (TIME ALLOWING)

8. COMMUNICATION FROM STAFF

9. ADJOURNMENT

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, May 15, 2007
5:30 p.m.

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

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

A. CONSIDERATION OF MINUTES DATED APRIL 17, 2007

Motion to approve with staff recommendations – Motion to reject

4. PUBLIC HEARINGS

A. VARIANCE TO REDUCE CORNER SIDE AND FRONT SETBACKS FOR ADDITION TO HOUSE LOCATED AT 447 ERIE STREET S.E.

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

B. VARIANCE TO REDUCE CORNER SIDE SETBACK FOR REPLACEMENT OF GARAGE AND EXISTING PORCH LOCATED AT 447 HURON STREET S.E.

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

C. CONDITIONAL USE PERMIT TO AMEND THE PLANNED DEVELOPMENT DISTRICT AND SEVEN LOT SPLITS LOCATED IN KOTTKE COURT SUBMITTED BY HAGEN BUILDERS

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

5. NEW BUSINESS

A. FINAL PLAT TO BE KNOWN AS EXCELSIOR ADDITION SUBMITTED BY JEFF MUNSELL

Motion to approve with staff recommendations – Motion to reject

B. SITE PLAN FOR FARMERS MARKET PAVILION

Motion to approve with staff recommendations – Motion to reject

**C. REVIEW OF CONDITIONAL USE PERMIT REQUIREMENTS FOR
NEW DIMENSION PLATING, 540 – 3RD Ave. N.W**

Motion to approve with staff recommendations – Motion to reject

6. OLD BUSINESS

7. COMMUNICATION FROM STAFF

8. ADJOURNMENT

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, June 19, 2007
5:30 p.m.

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

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

A. CONSIDERATION OF MINUTES DATED MAY 15, 2007

B. LOT SPLITS AT 1170 AND 1180 BLUEJAY DRIVE S.W. IN RAVENWOOD WEST

C. LOT SPLIT FOR A LOT LINE ADJUSTMENT BETWEEN 1350 AND 1360 JEFFERSON STREET S.E.

Motion to approve with staff recommendations – Motion to reject

4. PUBLIC HEARINGS

A. CONDITIONAL USE PERMIT REQUESTED BY PROVESTA FOR CONSTRUCTION OF A BUILDING ADDITION AT 35 ADAMS STR. N.E.

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

B. PRELIMINARY AND FINAL PLAT FOR HAHN'S ADDITION TO MARYVIEW, LOCATED AT 880 LAKEWOOD DRIVE S.W., SUBMITTED BY VERN HAHN

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

C. ZONING ORDINANCE AMENDMENT TO ADD SOLAR STRUCTURES AND WIND ENERGY CONVERSION SYSTEMS AS EXCEPTIONS TO HEIGHT LIMITATIONS

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

5. NEW BUSINESS

A. SCHEDULE SPECIAL PLANNING COMMISSION MEETING FOR SITE PLAN REVIEW FOR CUSTOMER ELATION CALL CENTER ON 5TH AVENUE S.E.

6. OLD BUSINESS

7. COMMUNICATION FROM STAFF

A. UPDATE ON HIGHWAY 7 CORRIDOR STUDY

8. ADJOURNMENT

AGENDA
HUTCHINSON PLANNING COMMISSION
SPECIAL MEETING
Monday, July 2, 2007
5:30 p.m.

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

2. CONSENT AGENDA

A. CONSIDERATION OF MINUTES DATED JUNE 19, 2007

Motion to approve with staff recommendations – Motion to reject

3. PUBLIC HEARINGS

4. NEW BUSINESS

A. SITE PLAN REVIEW FOR CUSTOMER ELATION CALL CENTER ON 5TH
AVENUE S.E.

Motion to approve with staff recommendations – Motion to reject

5. OLD BUSINESS

6. COMMUNICATION FROM STAFF

7. ADJOURNMENT

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, July 17, 2007
5:30 p.m.

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

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

A. CONSIDERATION OF MINUTES DATED JULY 2, 2007

4. PUBLIC HEARINGS

A. PRELIMINARY AND FINAL PLAT (ONE LOT) JENSEN SECOND ADDITION AND VACATION OF DRAINAGE AND UTILITY EASEMENT

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

B. AMEND SECTION 154.067 OF THE ZONING ORDINANCE ADDING SCHOOLS TO THE CONDITIONALLY PERMITTED USES IN THE I-1 (LIGHT INDUSTRIAL) DISTRICT

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

C. CONDITIONAL USE PERMIT TO ALLOW CONTRACTING BUSINESS IN THE C5 DISTRICT LOCATED AT 261 – 3RD AVE. N.W.

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

5. NEW BUSINESS

A. SITE PLAN REVIEW FOR O'REILLY AUTO PARTS STORE TO BE LOCATED AT 1500 HWY 15 SOUTH

Motion to approve with staff recommendations – Motion to reject

B. LOT SPLIT SUBMITTED BY KEN COTES TO SPLIT A SHORELAND
PARCEL INTO TWO LOTS

Motion to approve with staff recommendations – Motion to reject

6. **OLD BUSINESS**

7. **COMMUNICATION FROM STAFF**

8. **ADJOURNMENT**

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, August 21, 2007
5:30 p.m.

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

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

A. CONSIDERATION OF MINUTES DATED JULY 17, 2007

4. PUBLIC HEARINGS

A. CONDITIONAL USE PERMIT TO MOVE A HOUSE AND GARAGE TO 165-5TH AVE. N.W. REQUESTED BY PAUL AND ROSE BOLDUC

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

B. CONDITIONAL USE PERMIT, SITE PLAN, AND VACATION OF EASEMENTS TO ALLOW A CHARTER SCHOOL IN THE I-1 (LIGHT INDUSTRIAL) DISTRICT AT 1000/1010 5TH AVE S.E.

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

C. ZONING ORDINANCE AMENDMENT REGARDING NON-CONFORMING USES AND STRUCTURES

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

5. NEW BUSINESS

6. OLD BUSINESS

A. LOT SPLIT AT 1316 DELAWARE STREET N.W. (TABLED FROM PREVIOUS MEETING)

Motion to approve with staff recommendations – Motion to reject

B. HIGHWAY 7 CORRIDOR STUDY UPDATE. SET JOINT CITY COUNCIL AND PLANNING COMMISSION WORKSHOP FOR OCTOBER 9 AT 4:00 P.M. TO DISCUSS PROGRESS ON STUDY

7. COMMUNICATION FROM STAFF

8. ADJOURNMENT

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, September 18, 2007
5:30 p.m.

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

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

A. CONSIDERATION OF MINUTES DATED AUGUST 21, 2007

4. PUBLIC HEARINGS

A. VARIANCE TO ALLOW CONSTRUCTION OF A SECOND GARAGE
LOCATED AT 331 MONROE STREET S.E.

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

B. LOT SPLIT AND VACATION OF DRAINAGE AND UTILITY
EASEMENTS LOCATED AT 330 OTTAWA AVE S.E.

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

5. NEW BUSINESS

6. OLD BUSINESS

7. COMMUNICATION FROM STAFF

8. ADJOURNMENT

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, October 16, 2007
5:30 p.m.

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

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

A. CONSIDERATION OF MINUTES DATED SEPTEMBER 18, 2007

4. PUBLIC HEARINGS

A. VACATION OF DRAINAGE AND UTILITY EASEMENTS LOCATED IN BLOCK 2, GOEBEL'S ADDITION BETWEEN LOTS 4 AND 5 REQUESTED BY HUTCHINSON EDA

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

B. VACATION OF A PORTION OF THE DRAINAGE AND UTILITY EASEMENTS LOCATED IN LOT 2, BLOCK 2, HUTCHINSON FIFTH AVENUE INDUSTRIAL PARK REQUESTED BY HUTCHINSON EDA

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

5. NEW BUSINESS

6. OLD BUSINESS

7. COMMUNICATION FROM STAFF

8. ADJOURNMENT

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, November 20, 2007
5:30 p.m.

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

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

A. CONSIDERATION OF MINUTES DATED OCTOBER 16, 2007

4. PUBLIC HEARINGS

A. VARIANCE REQUESTED BY THE OAKS FOR PLACEMENT OF A 212 SQ. FT. GAZEBO IN FRONT YARD LOCATED AT 945 CENTURY AVE. SW

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

B. CONDITIONAL USE PERMIT REQUESTED BY BEANS PLUS, INC. TO ALLOW A CHILD CARE CENTER/SCHOOL IN THE C-5 DISTRICT LOCATED AT 267 – 4TH AVE NW

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

C. AMENDMENT TO ZONING ORDINANCE TO UPDATE LANGUAGE IN SECTION 154.170 REGARDING CONDITIONAL USES

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

5. NEW BUSINESS

A. UPDATE ON ANNEXATION FOR CITY OF HUTCHINSON, FOR FUTURE HUTCHINSON AREA HEALTH CARE SENIOR CAMPUS

6. OLD BUSINESS

A. HWY 7 CORRIDOR STUDY UPDATE – PUBLIC HEARING WILL BE AT REGULAR DECEMBER 18TH MEETING

7. COMMUNICATION FROM STAFF

8. ADJOURNMENT

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, December 18, 2007
5:30 p.m.

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

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

A. CONSIDERATION OF MINUTES DATED NOVEMBER 20, 2007

4. PUBLIC HEARINGS

A. CONSIDERATION OF THE HWY 7 CORRIDOR STUDY AND PRESENTATION BY LANDFORM

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

B. REZONE PROPERTY FROM R-3 TO C-4 LOCATED AT 897 Hwy 15 SOUTH REQUESTED BY STEVE GASSER FOR OFFICE/PROFESSIONAL SERVICES

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

C. PRELIMINARY AND FINAL PLAT OF YUREK'S POND VIEW ADDITION LOCATED IN THE ISLAND VEIW HEIGHTS DEVELOPMENT SUBMITTED BY MILAN YUREK AND KENNETH STEVENS

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

D. REZONE PROPERTY FROM C-3 TO R-2 AND VACATION OF ALLEY IN BLOCK 33, SOUTH HALF HUTCHINSON, REQUESTED BY FAITH LUTHERAN CHURCH, 335 MAIN STREET SOUTH

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

5. NEW BUSINESS

6. OLD BUSINESS

7. COMMUNICATION FROM STAFF

8. ADJOURNMENT