

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, January 15, 2008
5:30 p.m.

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

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

A. CONSIDERATION OF MINUTES DATED DECEMBER 18, 2007

4. PUBLIC HEARINGS

A. REZONE PROPERTY FROM R-1 TO I-1 REQUESTED BY ECONOMIC DEVELOPMENT LOCATED AT 765 RAILROAD STREET S.E.

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

B. PRELIMINARY AND FINAL PLAT OF GOEBEL'S SECOND ADDITION SUBMITTED BY HUTCHINSON ECONOMIC DEVELOPMENT

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

C. STREET RIGHT OF WAY PLAT NO. 10 (ENERGY PARK DRIVE) SUBMITTED BY HUTCHINSON ECONOMIC DEVELOPMENT

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

5. NEW BUSINESS

A. WORK PLAN FOR 2008

B. JOINT PLANNING COMMISSION AND CITY COUNCIL WORKSHOP

6. OLD BUSINESS

7. COMMUNICATION FROM STAFF

8. ADJOURNMENT

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, February 19, 2008
5:30 p.m.

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

2. PLEDGE OF ALLEGIANCE

3. ELECTION OF OFFICERS

4. CONSENT AGENDA

A. CONSIDERATION OF MINUTES DATED JANUARY 15, 2008

5. PUBLIC HEARINGS

A. CONDITIONAL USE PERMIT TO ALLOW FIVE 8-UNIT BUILDINGS WITH GARAGES UNDER 400 SQ. FT. IN THE RAVENWOOD CONDO PLAT REQUESTED BY ROGER DERRICK, COTTAGE HOMESTEADS

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

B. AMENDMENT TO ZONING ORDINANCE SECTION 154.057 TO ALLOW BY RESERVATION SPECIAL EVENTS SPACE IN OWNER OCCUPIED HOMES IN THE R-2 DISTRICT BY CONDITIONAL USE PERMIT, REQUESTED BY AUDREY HOLLATZ

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

6. NEW BUSINESS

A. DISCUSSION OF AIRPORT ZONE RELATIVE TO RUNWAY EXPANSIONS AT AIRPORT (PRESENTATION BY JOHN OLSON)

B. PROPOSED AMENDMENTS TO THE STORMWATER MANAGEMENT PLAN – APPROVAL STANDARDS (PRESENTATION BY JOHN PAULSON)

7. OLD BUSINESS

8. COMMUNICATION FROM STAFF

9. ADJOURNMENT

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, March 18, 2008
5:30 p.m.

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

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

A. CONSIDERATION OF MINUTES DATED FEBRUARY 19, 2008

4. PUBLIC HEARINGS

A. PRELIMINARY AND FINAL ONE LOT PLAT OF PEACE LUTHERAN ADDITION, CONDITIONAL USE PERMIT TO ALLOW EXPANSION OF THE CHURCH, AND SETBACK VARIANCE, REQUESTED BY PEACE LUTHERAN CHURCH, 400 FRANKLIN ST. S.W.

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

B. PRELIMINARY AND FINAL PLAT OF HUNSTAD ADDITION REQUESTED BY DAVE HUNSTAD TO COMBINE TWO LOTS LOCATED ON 13TH AVE. N.W.

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

C. CONDITIONAL USE PERMIT TO CONSTRUCT POLE TYPE AIRCRAFT HANGERS IN THE I/C (INDUSTRIAL COMMERCIAL DISTRICT) LOCATED AT THE HUTCHINSON AIRPORT. REQUESTED BY CITY OF HUTCHINSON AIRPORT

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

D. LOT SPLIT AND CONDITIONAL USE PERMIT TO AMEND THE PLANNED DEVELOPMENT DISTRICT FOR CONSTRUCTION OF TWIN HOME LOCATED AT 530/534 HILLTOP DRIVE N.E. SUBMITTED BY CROW RIVER HABITAT FOR HUMANITY

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

- E. CONDITIONAL USE PERMIT REQUESTED BY AUDREY HOLLATZ TO ALLOW SPECIAL EVENTS BY RESERVATION IN THE R-2 (MEDIUM DENSITY RESIDENTIAL) DISTRICT LOCATED AT 325 HASSAN STREET S.E.

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

5. NEW BUSINESS

- A. DISCUSSION OF RIVER OVERLAY DISTRICT DESIGN STANDARDS

6. OLD BUSINESS

- A. STREET RIGHT OF WAY PLAT NO. 10 (ENERGY PARK DRIVE) SUBMITTED BY HUTCHINSON ECONOMIC DEVELOPMENT

Motion to approve with staff recommendations – Motion to reject

7. COMMUNICATION FROM STAFF

8. ADJOURNMENT

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, April 15, 2008
5:30 p.m.

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

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

A. CONSIDERATION OF MINUTES DATED MARCH 18, 2008

4. PUBLIC HEARINGS

A. CONDITIONAL USE PERMIT TO ALLOW TENT SALES OF FIREWORKS LOCATED AT WALMART, 1300 HWY 15 SOUTH, REQUESTED BY TNT FIREWORKS

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

B. PRELIMINARY PLAT FOR ENERGY PARK, HUTCHINSON EDA, FOR DEVELOPMENT OF A NEW INDUSTRIAL PARK

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

C. RIVER OVERLAY DISTRICT DESIGN STANDARDS ORDINANCE AND DISTRICT BOUNDARIES

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

5. NEW BUSINESS

6. OLD BUSINESS

A. LOT SPLIT REQUESTED BY KENNETH COTE LOCATED AT 1316 DELAWARE STREET N.W. TO CREATE A NEW LOT WITHIN THE SHORELAND DISTRICT AND FLOOD PLAIN (TABLED FROM AUGUST, 2007)

Motion to approve with staff recommendations – Motion to reject

7. COMMUNICATION FROM STAFF

8. ADJOURNMENT

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, May 20, 2008
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 15, 2008

B. LOT SPLIT LOCATED AT 545/555 NORTHWOODS AVE N.E. (LOT 3 BLK 1), TO ALLOW SEPARATE OWNERSHIP OF TWO EXISTING WALNUT RIDGE TOWNHOUSES, REQUESTED BY BRUCE NAUSTDAL

Motion to approve – Motion to reject

4. PUBLIC HEARINGS

A. PRELIMINARY PLAT OF ENERGY PARK FOR DEVELOPMENT OF A NEW INDUSTRIAL PARK, LOCATED AT 765 RAILROAD ST. S.E. (STRITESKY PROPERTY) REQUESTED BY HUTCHINSON EDA

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

B. CONDITIONAL USE PERMIT REQUESTED BY OAK HEIGHTS COVENANT CHURCH TO ALLOW CONSTRUCTION OF A 1,200 SQ. FT. ACCESSORY BUILDING IN THE R-1 DISTRICT (SINGLE FAMILY RESIDENTIAL) AT 1398 SOUTH GRADE RD. S.W.

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

C. CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF A HEADSTART PRESCHOOL IN THE C-4 DISTRICT (FRINGE COMMERCIAL) AT 904 HWY 15 S., REQUESTED BY JIM FAHEY, FAHEY SALES AGENCY, INC.

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

D. CONDITIONAL USE PERMIT TO ALLOW PLACEMENT OF RETAINING WALLS IN EASEMENTS LOCATED AT 1443 SOUTHFORK DR. S.E. REQUESTED BY LANDSCAPE CONCEPTS INC. AND JEROME AND BONITA SCHANIL

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

E. ZONING ORDINANCE AMENDMENT TO CREATE MIXED USE DISTRICT

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

5. NEW BUSINESS

A. FINAL PLAT OF SOUTHWIND SECOND ADDITION SUBMITTED BY HUTCHINSON LAND HOLDINGS, LLC

Motion to approve with staff recommendations – Motion to reject

6. OLD BUSINESS

7. COMMUNICATION FROM STAFF

8. ADJOURNMENT

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, June 17, 2008
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 20, 2008

4. PUBLIC HEARINGS

A. CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF A BUILDING TO HOUSE A CAR DETAILING BUSINESS LOCATED IN THE I/C (INDUSTRIAL COMMERCIAL) DISTRICT AT 205 MONROE STREET S.E., REQUESTED BY SCOTT HAAG

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

B. VACATION OF EASEMENTS AND PRELIMINARY AND FINAL PLAT OF RIVERPOINTE VILLAS (FORMERLY KOTTKE COURT) SUBMITTED BY HAGEN BUILDERS

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

C. VARIANCE TO ALLOW A REAR YARD SETBACK OF 10 FEET WHERE 15 FEET IS REQUIRED FOR A GARAGE ADDITION AT 506 GLEN STREET S.W. REQUESTED BY GREG AND CARLA WEGNER

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

D. CONDITIONAL USE PERMIT TO ALLOW A TOWING BUSINESS IN C-4 (FRINGE COMMERCIAL) DISTRICT LOCATED AT 1203 MAIN STREET N. REQUESTED BY GORDON EVENSON, 1ST CLASS TOWING, APPLICANT AND CALVIN HANSEN

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

E. ZONING ORDINANCE AMENDMENT TO CREATE MIXED USE DISTRICT (Tabled from May meeting)

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

5. NEW BUSINESS

A. SITE PLAN SUBMITTED BY ROBERT WENDORFF FOR DEVELOPMENT OF PROPERTY LOCATED AT 6 FRANKLIN STREET N.W. FOR CONSTRUCTION OF A INSURANCE BUILDING AND DENTAL CLINIC

Motion to approve with staff recommendations – Motion to reject

6. OLD BUSINESS

7. COMMUNICATION FROM STAFF

8. ADJOURNMENT

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, July 15, 2008
5:30 p.m.

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

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

A. CONSIDERATION OF MINUTES DATED JUNE 17, 2008

4. PUBLIC HEARINGS

A. VARIANCE TO ALLOW A FRONT YARD SETBACK OF 25 FEET WHERE 30 FEET IS REQUIRED FOR A GARAGE ADDITION AT 515 LINCOLN AVE. S.W. REQUESTED BY MARLYN BACON

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

5. OLD BUSINESS

A. REVISIONS TO SITE PLAN AT 904 HWY 15 SOUTH FOR HEADSTART PRESCHOOL BUILDING

B. ORDINANCE NO. 08-0506 – AN ORDINANCE ADDING SECTION 154.072 TO THE HUTCHINSON CITY CODE TO ESTABLISH REGULATIONS FOR A MIXED USE ZONING DISTRICT
(Referred from City Council 7/8/08)

6. NEW BUSINESS

A. DISCUSSION OF FUTURE MINOR COMPREHENSIVE PLAN AMENDMENTS TO ADD A “MIXED USE” LAND USE CATEGORY AND TO CORRECT EXISTING LAND USE DESIGNATIONS ALONG HWY 7

7. COMMUNICATION FROM STAFF

8. ADJOURNMENT

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, August 19, 2008
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 15, 2008

4. PUBLIC HEARINGS

A. CONDITIONAL USE PERMIT REQUESTED BY RUNNINGS FARM AND FLEET TO ALLOW OUTDOOR DISPLAY AT 1090 HWY 15 SOUTH IN THE C-4 (FRINGE COMMERCIAL DISTRICT)

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

B. CONDITIONAL USE PERMIT REQUESTED BY RANDY THODE, APPLICANT, TO ALLOW OUTDOOR DISPLAY OF FISH HOUSES IN THE FRONT YARD LOCATED AT 327 HWY 7 EAST IN THE I-1 (LIGHT INDUSTRIAL DISTRICT)

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, September 16, 2008
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 19, 2008

4. PUBLIC HEARINGS

A. PRELIMINARY AND FINAL PLAT OF COUNTY FAIR MARKET-PLACE 5TH ADDITION AND SITE PLAN TO CONSTRUCT A BEST BUY STORE AT 1350 HWY 15 SOUTH

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

5. NEW BUSINESS

6. OLD BUSINESS

A. CONDITIONAL USE PERMIT REQUESTED BY RANDY THODE, APPLICANT, TO ALLOW OUTDOOR DISPLAY OF FISH HOUSES IN THE FRONT YARD LOCATED AT 327 HWY 7 EAST IN THE I-1 (LIGHT INDUSTRIAL DISTRICT) **(TABLED FROM THE AUGUST 19TH MEETING)**

Motion to approve with staff recommendations – Motion to reject

7. COMMUNICATION FROM STAFF

8. ADJOURNMENT

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, October 21, 2008
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 16, 2008

4. PUBLIC HEARINGS

A. REZONING OF 1285 HWY 7 WEST FROM R-2 (MEDIUM DENSITY RESIDENTIAL) TO C-4 (FRINGE COMMERCIAL) REQUESTED BY CITIZENS BANK

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

B. AMENDMENT TO CITY CODE CHAPTER 153; SUBDIVISION CONTROL, TO AMEND SECTIONS 153.39 AND 153.50; TO UPDATE THE FINAL PLAT FILING REQUIREMENTS AND ADD AN APPLICATION FEE FOR FINAL PLATS

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

C. ZONING ORDINANCE AMENDMENT TO SPECIFY FENCE HEIGHT REQUIREMENTS AND CLARIFY EXISTING SECTION 154.118 LANGUAGE

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

D. AMENDMENT TO ZONING ORDINANCE SECTION 154.064, ADDING “OFFICES, BUSINESS AND PROFESSIONAL” AS A PERMITTED USE IN THE C-4 ZONING DISTRICT

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

5. NEW BUSINESS

6. OLD BUSINESS

7. COMMUNICATION FROM STAFF

A. PRESENTATION OF INFORMATION FROM MNAPA CONFERENCE

8. ADJOURNMENT

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, November 18, 2008
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 21, 2008

4. PUBLIC HEARINGS

A. PRELIMINARY AND FINAL PLAT OF FAITH LUTHERAN ADDITION AND VACATION OF ALLEY LOCATED AT 335 MAIN STREET SOUTH

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

B. PRELIMINARY AND FINAL PLAT OF HUTCHINSON MANUFACTURING AND REZONING TO I-1 (LIGHT INDUSTRIAL) FROM I/C AND C-4

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

5. NEW BUSINESS

A. PRESENTATION OF SKETCH PLAN FOR HUTCHINSON AREA HEALTH CARE SENIOR HOUSING CAMPUS, FOR THE NORTHWEST CORNER OF CO. RD. 8 AND JEFFERSON STR. SE.

B. DISCUSSION OF SOIL AMENDMENT PROPOSAL, PRESENTED BY MARK SCHNOBRICH, CITY FORESTER

6. OLD BUSINESS

7. COMMUNICATION FROM STAFF

8. ADJOURNMENT

AGENDA
HUTCHINSON PLANNING COMMISSION
Tuesday, December 16, 2008
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 18, 2008

4. PUBLIC HEARINGS

A. AMENDMENT TO THE COMPREHENSIVE PLAN TO CHANGE LAND USE DESIGNATION FOR DEVELOPMENT OF A SENIOR HOUSING CAMPUS ON THE NORTHWEST CORNER OF AIRPORT ROAD AND JEFFERSON STREET S.E. REQUESTED BY HAHC

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

B. VARIANCE TO ALLOW FRONT SETBACK LESS THAN 30 FEET FOR CONSTRUCTION OF AN OBSERVATION BUILDING AT THE WILDLIFE SANCTUARY, 700 LES KOUBA PARKWAY N.W. BY GOPHER CAMPFIRE CLUB

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

5. NEW BUSINESS

A. REVIEW OF 2008 PLANNING COMMISSION WORK PLAN

6.

7. OLD BUSINESS

8. COMMUNICATION FROM STAFF

9. ADJOURNMENT