

MINUTES
 HUTCHINSON-RENO COUNTY
 JOINT SUBDIVISION COMMITTEE
 WEDNESDAY, APRIL 1, 2015 – 5:00 p.m.
 HUTCHINSON CITY COUNCIL CHAMBERS
 125 EAST AVENUE B

1. The Joint Subdivision Committee meeting was called to order with the following members present: Mark Richardson, Lisa French, Thom Etzler, Dave Freund, Janet Hamilton, and Jack Martin. Harley Macklin was not in attendance. Jana McCarron, Director of Planning and Development; Casey Jones, Senior Planner; Justin LaFountain; Associate Planner, and Charlene Mosier, Secretary, were also present.
2. Martin welcomed everyone in attendance.
3. The minutes for the meeting of January 7, 2015 were approved on a motion by Richardson, seconded by French, passed unanimously.
4. PUBLIC HEARINGS
 - 4a. **15-SD-01 Sugar Mill Addition**
 Preliminary and Final Plat
 600-612 E. 1st Avenue

Martin asked if there were any outside contacts or conflicts of interest; there were none.

LaFountain reviewed the case. This request is for approval of the Preliminary and Final plats for the Sugar Mill Addition at 600-612 East 1st Avenue. T & T Leasing is the property owner. The proposed subdivision is located at the northeast corner of Ford Street and 1st Avenue and consists of two lots on 2.499 acres of land zoned I-1 Light Industrial District. The two properties include the Sugar Mill and the adjacent warehouse. The plat will reconfigure the lot lines because the Sugar Mill has no access to 1st Avenue. A subdivision is required because several utility easements are necessary and have been added to the plat. The electricity and sanitary sewer lines run on the northern edge of proposed Lot 2. Lot 1 will require access to these lines for maintenance and repairs. A driveway access easement will also be created. There will be no new buildings allowed within the easement and a note has been placed on the plat.

Both properties are located in the Houston Whiteside National Historic District and the Sugar Mill is individually listed on the National Register of Historic Places. A revised plat with the correct mayor name will be needed prior to the item being approved by City Council. Surrounding property owners were notified and no comments were received.

Martin asked the agent for his presentation. Raymond Bretton, Alpha Land Surveys, said the property was set up in tracts and now they are subdividing it. If the owner would decide to sell one of the lots, he would easily be able to do that now. The Sugar Mill is vacant;

however, if someone is interested in renovating it in the future, it would be easy to sell that lot as it will be on a separate tax roll now.

Martin asked for the staff recommendation.

LaFountain said Staff recommends approval pursuant to the following conditions:

1. The final plat be revised to remove the name of the current mayor; and
2. A signed mylar and corrected paper copies for the subdivision are submitted a minimum of one week prior to the desired City Council meeting.

Martin closed the public hearing and asked for a motion.

Motion by Etzler, seconded by Freund to approve this request for the Preliminary Plat of the Sugar Mill Addition passed with the following vote: Yes - French, Hamilton, Richardson, Freund, Etzler, Martin.

Motion by Richardson, seconded by Etzler, to recommend to the City Council approval of this request for the Final Plat of the Sugar Mill Addition, with the conditions stated above, passed with the following vote: Yes - French, Hamilton, Freund, Etzler, Richardson, Martin.

5. OTHER BUSINESS

- 5a. Open comments from the audience – none.
- 5b. Update on Progress of Subdivision Regulations Rewrite

McCarron gave an update regarding the Subdivision Regulations Rewrite. She said the Planning Commission has reviewed all but the last chapter. The first half of this will be reviewed at a study session at the next meeting. The regulations should be completed this summer and then the Joint Subdivision Committee can be dissolved.

9. ADJOURNMENT – The meeting adjourned at 5:10 p.m.

Respectfully Submitted,

Charlene Mosier

Approved this 5th day of August 2015

Attest:

Jana L McCarron