

MINUTES
 HUTCHINSON-RENO COUNTY
 JOINT SUBDIVISION COMMITTEE
 WEDNESDAY, SEPTEMBER 2, 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, Harley Macklin, Dave Freund, Janet Hamilton, and Jack Martin. Lisa French and Thom Etzler were not in attendance. Jana McCarron, Director of Planning and Development; Stephen Hughes, Associate Planner; and Charlene Mosier, Secretary, were also present.
2. Martin welcomed everyone in attendance.
3. The minutes for the meeting of August 5, 2015, were approved on a motion by Macklin, seconded by Richardson with a correction on page 4 to change “retention” to “detention”, passed unanimously.

(Hamilton arrived).

4. PUBLIC HEARINGS

- 4a. **15-SD-04 Family Entertainment District No. 2**
Request for approval of a final plat for property formerly
known as 2201 N. Lorraine Street
Applicant/Owner: Strike Development, LLC

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

McCarron reviewed the case. This request is for final plat approval of a single lot subdivision located next to the southeast corner of the Family Entertainment District subdivision. The Subdivision Committee approved the preliminary plat for this subdivision on August 5, 2015, with the condition that Lorraine Street be formally dedicated on the final plat. The surrounding lots are platted. This parcel was rezoned from *R-5 High Density Residential District* to *C-4 Special Commercial District* on May 5, 2015. In accordance with the *Hutchinson Zoning Regulations*, platting is required prior to any development taking place.

The Development Review Committee met on June 30, 2015, to review the final plat. On the final plat, the owner dedicates a 10-foot utility easement and a 20-foot landscape and buffer easement along the south side of the property. No other easements are dedicated on this plat. A drainage study will be required prior to development of the property. The Director of Engineering has determined that for this property a drainage study may be submitted to the City either before or after final plat approval. The drainage study must be submitted to the City and must be approved prior to the issuance of a building permit. A notice of public hearing was published in *The Hutchinson News*, and notifications were

mailed to property owners of 15 parcels within 200 feet. One comment was received from the property owner at 1306 East 21st Avenue, and the comments were included in the agenda packet.

There were no comments from the audience.

Martin asked the applicant for his presentation. The property owner, Jim Strawn, 507 N. Whiteside St., was in attendance and available to answer questions. He said he wants to be a good neighbor, and landscaping will be installed in the easement on the south side of the property. Currently there is not a way to water any vegetation. Richardson asked when the landscaping needs to be completed. McCarron said that landscaping must be in place prior to a final occupancy permit for any development that might occur on the property.

Martin asked for the staff recommendation.

McCarron said Staff recommends approval of the final plat of Family Entertainment District No. 2 with the following conditions:

1. A signed and notarized mylar shall be provided to the City a minimum of one week prior to the desired City Council meeting.
2. A drainage study shall be submitted and approved prior to development. Drainage shall utilize facilities from Family Entertainment District No. 1.
3. A storm water pollution prevention plan and NOI shall be submitted prior to development.
4. Site plan submittal and approval shall be required prior to construction of improvements in the subdivision.

Martin closed the public hearing and asked for a motion.

Motion by Macklin, seconded by Richardson to approve with conditions as recommended by staff, the final plat for Family Entertainment District No. 2. The motion passed with the following vote: Yes – Freund, Hamilton, Macklin, Richardson, Martin.

4b. **15-SD-07 Hutchinson Crossing Second
Request for approval of a final plat for property
known as Lot 1, Block 1, Hutchinson Crossing
Applicant / Owner: Douglas Henzlik**

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

McCarron presented the staff report. The request is for approval of the final plat for Hutchinson Crossing Second, a replat of Lot 1, Block 1 of Hutchinson Crossing Addition, which is located south of Waldron Street and north of East 17th Avenue to the east of Olive Garden restaurant. The Hutchinson Crossing final plat was recorded on October 9, 2014.

The subdivision consists of two lots on 1.873 acres of land and is zoned *C-4 Special Commercial District*. The subdivision includes a portion of the southwest quarter of Section 5, Township 23 South, Range 5 West of the 6th Principal Meridian. On June 2, 2015, City staff approved a lot split application for Lot 1 of the original plat, which was recorded with the Reno County Register of Deeds on June 11, 2015. The property is being replatted in order to move the access control area and driveway entrance along Waldron Street to match what was actually constructed.

The subject property includes Buffalo Wild Wings, Mattress Hub and AT&T. The property owner has requested the access controlled area on Waldron Street be moved prior to purchase of Lot 2 of the subdivision by AT&T.

Due to the nature of the changes involved with this subdivision, McCarron made the determination that a preliminary plat would not be required. Only a final plat would be required.

Martin asked the applicant for his presentation. Raymond Bretton, Alpha Land Surveys, Inc., 216 W. 2nd Ave., said the entrance on the north side of Buffalo Wild Wings will be shifted 12 feet to the East, and this is now shown on the proposed final plat.

There were no comments from the audience.

Martin asked for the staff recommendation. McCarron said Staff recommends approval of the final plat for Hutchinson Crossing Second with the following condition:

1. A signed mylar for the replat shall be submitted in a minimum of one week prior to the desired City Council meeting.

McCarron said the City Council could consider this case at its September 15, 2015, meeting.

Martin closed the public hearing and asked for a motion.

Motion by Hamilton, seconded by Freund, to approve with the condition as recommended by Staff, the final plat for Hutchinson Crossing Second. The motion passed with the following vote: Yes - Richardson, Macklin, Hamilton, Freund, 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 and said the Planning Commission will review the final draft at the public hearing on October 6, 2015. The City Council will conduct its review and consider adoption of the Subdivision

Regulations on October 20, 2015. If there are no significant changes or tabled items, the Hutchinson-Reno County Joint Subdivision Committee would be dissolved at that point. McCarron thanked all the members for their service to the Subdivision Committee.

6. ADJOURNMENT – The meeting adjourned at 5:20 p.m.

Respectfully Submitted,
Charlene Mosier

Approved this 12th day of November, 2015

Attest:



Casey A. Jones, AICP, CFM
Senior Planner