city of south hutchinson
2 south main
south hutchinson, kansas 67505
620-663-7104

8/3/2026 @ 6:00 pm at city hall

A. CALL TO ORDER/ROLL CALL

Erin Cokeley____Mark Estes____Jim Chastain____Marge Bryant_____Carissa Paxton_____
Pam Crank____Kraig Blackwelder____Chad Duvall____Mike Blackburn_____

B. Approval of Agenda (additions/deletions)

C. Approval of minutes for July 6th, 2026

Motion Second Vote

D. Citizen Comments

E. Public Hearings/Presentations

1. Motion to open public hearing for Case #P-26-0001 for a Conditional Use Permit in I-2 Medium Industrial, R-2 Two-Family Residential, and R-4 Apartment house Zoning Districts to allow the existing spacing lots at Prairieland MHP LLC to still be utilized and to allow the new property section that was added to the property to follow the historic existing spacing and setbacks.

Motion Second Vote

Motion to close public hearing for Case #P-26-0001

Motion Second Vote

Recommendations to council-

Motion Second Vote

2. Motion to open public hearing for Case #P-26-0002 for the purpose of a Zoning District Amendment Permit from C-2 General Commercial Zoning District to R-1A Single-Family Residential District.

Motion Second Vote

Motion to close public hearing for Case #P-26-0002

Motion Second Vote

Recommendations to council-

Motion Second Vote

3. Motion to open public hearing for Case #SUP-26-0001 for a Special Use Permit in R-2 Two Family Residential Zoning District to allow for a special use of code 31-106-7, Construction

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design and type of construction materials to be used. Specifically asking for the height of home excess the maximum of 20 inches and completed of crawl space.

Motion Second Vote

Motion to close public hearing for Case #SUP-26-0001

Motion Second Vote

Recommendations to council-

Motion Second Vote

F. Action Items

1. Motion to approve having a special meeting with the City Council on September 28th at the Community Center in South Hutchinson at 6:00pm regarding the comprehensive plan

Motion Second Vote

G. Planning/Zoning Administrator Report

H. Governing Body Comments

I. ADJOURNMENT

Motion Second Vote

Next regularly scheduled September 8th, 2026

Prepared by Paige Harman Administrative Assistant

CALL TO ORDER/ROLL CALL

The South Hutchinson Planning Commission met in regular session. The following members were present:

- Erin Cokeley
- Mark Estes
- Jim Chastain
- Kraig Blackwelder
- Chad Duvall
- Mike Blackburn
- Pam Crank
- Carissa Paxton

Marge Bryant was not present.

APPROVAL OF AGENDA (ADDITIONS/DELETIONS)

No comment.

APPROVAL OF MINUTES

Approval of minutes for June 2nd, 2026

Commissioner Chastain moved, seconded by Commissioner Cokeley.

Vote: 8-0, Motion Carried.

CITIZEN COMMENTS

No comment.

PUBLIC HEARINGS/PRESENTATIONS

Case No. 2026-04- Consider a proposed text amendment to the South Hutchinson Land Development Code that would modify the permitted uses of Pylon Signs from 24-202 in sign regulations, reassignment of C-3 Highway Service Commercial to 24-303 from 24-202 in sign regulations, and removal of C-2 General Commercial and C-4 Central Business from 24-301 in sign regulations

Commissioner Crank moved, seconded by Commissioner Duvall.

Vote: 8-0, Motion Carried.

Applicant Presentation:

- N/A

Planning and Zoning Administrators:

- Administrative Assistant Paige Harman stated this would not prevent businesses from having signs on their property. It would prevent from the McDonalds to the Ark Valley those larger signs

you see on the highway that promote outside businesses. Currently on these signs you would be able to advertise any business, and not even the business the property is located on.

Public Comment:

- No comment.

Commissioner Discussion:

- Commissioner Paxton stated that it would not set a precedent that these types of signs are allowed.
- Commissioner Crank asked if the signs in question are like the two new rent me signs that have gone up along main street.

Motion to Close Public Hearing:

Commissioner Crank moved, seconded by Commissioner Cokeley.

Vote: 8-0, Motion Carried.

Recommendation to City Council: Approval of the proposed text amendment to the South Hutchinson Land Development Code that would modify the permitted uses of Pylon Signs from 24-202 in sign regulations, reassignment of C-3 Highway Service Commercial to 24-303 from 24-202 in sign regulations, and removal of C-2 General Commercial and C-4 Central Business from 24-301 in sign regulations

Commissioner Paxton moved, seconded by Commissioner Blackwelder.

Vote: 8-0, Motion Carried.

FINDINGS OF FACT

For Case No. 2026-04, the Commission made the following findings in accordance with K.S.A 12-757

1. **Notice:** The notice of the hearing was properly published in the official city newspaper, mailed to residents within a 200 ft radius of property, and posted on sight of property at least 20 days in advance.
2. **Review Criteria:** The Commission considered:
    a. Conformance with the City's Comprehensive Plan.
    b. Land Development Code Sign Regulations
    c. Proposed text amendments to the Sign Regulations in the Land Development Code
3. **Conclusion:** The commission recommended approval of the proposed text amendments to the sign regulations in the Land Development Codes.

ACTION ITEMS

1. **Motion to approve the recommendation to City Council of the approval of the bylaws for the Planning Commission**
   Commissioner Chastain moved, seconded by Commissioner Duvall.
   Vote: 8-0, Motion Carried.

PLANNING/ZONING ADMINISTRATOR REPORT

Planning and Zoning Administrators:

- Administrative Assistant Paige Harman stated that the City is going to be holding a Data Center Townhall on July 16th at the Community Center from 3pm to 6pm. All are welcome to attend, and Planning Commissioners are encouraged to be there.

GOVERNING BODY COMMENTS

- Commissioner Duvall had no comments.
- Commissioner Crank had questions about the letter that was submitted by a resident regarding her home.
- Commissioner Chastain stated that the fireworks were nice and suggested for next year looking at a way to slow traffic on Main Street during the Freedom Fest event.
- Commissioner Blackwelder had no comments.
- Commissioner Blackburn stated that the fireworks were great this year. He also asked about the planning commission budget that he read in the bylaws/ordinance presented.
- Commissioner Cokeley had no comments.
- Commissioner Paxton wanted to give a staff shoutout for working Freedom Fest, and that the social media push of the event was great.

ADJOURNMENT

Commissioner Estes moved, seconded by Commissioner Paxton.
Vote: 8-0, Motion Carried.

Minutes Prepared By:
Paige Harman, Administrative Assistant