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

11/2/2026 @ 6:00 pm at city hall

A. CALL TO ORDER/ROLL CALL

Mark Estes_____Jim Chastain_____Carissa Paxton_____Mike Blackburn_____Pam Crank_____
Kraig Blackwelder_____Chad Duvall_____Vacant_____Vacant_____

B. Approval of Agenda (additions/deletions)

C. Approval of minutes for October 5th, 2026, meetings

Motion Second Vote

D. Citizen Comments

E. Public Hearings/Presentations

1. Motion to open public hearing for Case #P-26-0004 to consider a proposed conditional use permit in I-2 Medium Industrial District to all for long-term stay with a recreational vehicle (RV) in the Prairieland MHP LLC mobile home park at address 100 west 6th avenue

Motion Second Vote

Motion to close public hearing for Case #P-26-0004

Motion Second Vote

Recommendations to council-

Motion Second Vote

2. Motion to open public hearing for Case #2026-05 to review and potentially recommend adoption of the South Hutchinson Land Development Codes

Motion Second Vote

Motion to close public hearing for Case #2026-05

Motion Second Vote

Recommendations to council-

Motion Second Vote

3. Motion to open public hearing for Case #2026-06 to review and potentially recommend adoption of the South Hutchinson Subdivision Regulations

Motion Second Vote

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11/2/2026 @ 6:00 pm at city hall

Motion to close public hearing for Case #2026-06

Motion Second Vote

Recommendations to council-

Motion Second Vote

F. Planning/Zoning Administrator Report

Residents who have submitted their resume and cover letter will be sent to City Council for review and recommendation to the Planning Commission. That review date will happen at the next city council meeting on November 9th at 6pm here at City Hall.

The surveys for the Comprehensive plan should have started to be mailed out late last week and arrived at residents' doors. Encourage your neighbors to take the survey to help provide input for the future of the town.

G. Governing Body Comments

H. ADJOURNMENT

Motion Second Vote

Next regularly scheduled December 7th, 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:

- Mark Estes
- Jim Chastain
- Kraig Blackwelder
- Mike Blackburn
- Pam Crank
- Carissa Paxton

Chad Duvall was not present.

APPROVAL OF AGENDA (ADDITIONS/DELETIONS)

Marge Bryant and Erin Cokeley have submitted their resignations from the Planning Commission today effectively immediately.

APPROVAL OF MINUTES

Approval of minutes for September 8th and 28th, 2026

Commissioner Blackburn moved, seconded by Commissioner Paxton.

Vote: 6-0, Motion Carried.

CITIZEN COMMENTS

No comment.

PUBLIC HEARINGS/PRESENTATIONS

Case No. P-26-0003 – Proposed conditional use permit to allow for a shipping container to be placed in the backyard of the property that is enclosed with a fence

Commissioner Paxton moved, seconded by Commissioner Estes.

Vote: 6-0, Motion Carried.

Applicant Presentation:

- The applicant presented to the commission that he is looking to put in a 18X20 Trip Sturdi-Built shipping container. He will be painting it to be grey color to match the garage and will be removing the shed that is currently in the yard.
    - Answers to Commissioners' questions:
        - He is planning to have the shipping container on a bed of rock but does not have a problem anchoring it down
        - 18X20 in size
        - Does have access to the garage and the shed currently in the yard

Planning and Zoning Administrators:

- Public Works Superintendent, Matt Mock stated you may see the top of the shipping container over the fence, but not very visible from the road. Is not sure of the exact placement regarding the power line that goes through the yard but will be something that comes up in the building permit process. If the commission would like they can require a condition to be that it is anchored down. The planning commission has approved a CUP for shipping containers in the past, but it was for commercial business. There are other shipping containers around town in residential yards, but those are grandfathered in as they were there prior to the ordinance being passed.

Commissioner Discussion:

- Commissioner Crank stated that the shipping container would not be very visible from the road it looks like and will be an improvement to the shed that is currently there.
- Commissioner Chastain asked if the owner plans to anchor the shipping container or set it on something.
- Commissioner Blackburn asked if the owner had access to the garage and shed currently there and how big the shipping container was going to be.
- Commissioner Estes asked city staff if we have approved shipping containers in the past.

Motion to Close Public Hearing:

Commissioner Chastain moved, seconded by Commissioner Crank.

Vote: 6-0, Motion Carried.

Recommendation to City Council: Recommend approval to the governing body of a shipping container in R2 Two-Family Residential District. With the condition that the shipping contained be anchored down.

Commissioner Blackwelder moved, seconded by Commissioner Estes.

Vote: 6-0, Motion Carried.

FINDINGS OF FACT

For Case No. P-26-0003, the Commission made the following findings in accordance with K.S.A 12-757

1. **Notice:** 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. Site layout plan, additional information statement on the history of the property, and record report of the application

c. Conditional Use Application.

3. **Conclusion:** The commission determined that the proposed conditional use permit for a shipping container in the backyard with the condition it be anchored down deemed appropriate after reviewing all the documentation and applicant presentation.

NEW BUSINESS

Planning and Zoning Administrators:

- Administrative Assistant Paige Harman stated there will not be a special meeting on October 22nd and that the Planning Commission will review the Land Development and Subdivision Regulations at the next scheduled Commission meeting.

Commissioner Discussion:

- Commissioner Paxton asked if street view photos could be added to the reports to aid review of cases and the property that are in question.
- Commissioner Chastain said the house with the special use permit progress looks great
- Commissioner Blackwelder asked if the pavilion at the splash pad was rentable and what it would take to host a special event there
- Commissioner Blackburn stated the house with the special use permit looks good so far

ADJOURNMENT

Commissioner Paxton moved, seconded by Commissioner Chastain.
Vote: 6-0, Motion Carried.

Minutes Prepared By:
Paige Harman, Administrative Assistant

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City of South Hutchinson
Public Hearing Notice # P-26-0004
Proposed Conditional Use Permit

The City of South Hutchinson, KS planning commission, will hold a public hearing for the purpose of a Conditional Use Permit in **I-2 Medium Industrial Zoning District** to allow for long-term stay with a recreational vehicle (RV) in the Prairieland MHP LLC mobile home park.

Address/Parcel Number: 100 West 6th Avenue, South Hutchinson, KS 67505 (1262301003008000)

Legal Description:

A Tract in the Northeast Quarter of Section 23, Township 23 South, Range 6 West of the Sixth Principal Meridian, more particularly described as follows: Commencing at the Southeast corner of said Northeast Quarter; thence N89'54'43"W, a distance of 435.00 feet to the Point of Beginning; thence continuing N89'54'43"W, a distance of 196.00 feet; thence NO'30'49"W, a distance of 230.00 feet; thence N89'54'43"W, a distance of 78.00 feet; thence NO'30'49"W, a distance of 19.00 feet; thence N89'54'43"W, a distance of 31.00 feet; thence NO'30'49"W, a distance of 534.00 feet, previously described as 536 feet; thence S89'54'43"E, a distance of 241.00 feet; thence S0'30'49"E, a distance of 330.00 feet; thence S89'54'43"E, a distance of 124.00 feet; thence S0'30'49"E, a distance of 239.00 feet, previously described as 241 feet; thence N89'54'43"W, a distance of 26.00 feet; thence S0'30'49"E, a distance of 16.00 feet; thence N89'54'43"W, a distance of 32.00 feet; thence S0'30'49"E, a distance of 30.00 feet; thence N89'54'43"W, a distance of 2.00 feet; thence S0'30'49"E, a distance of 168.00 feet to the point of beginning, all in Reno County, KS.

Location and Time

The public hearing will be held on **02 of November 2026, at 6:00 pm** in the South Hutchinson City Hall Building at 2 S Main St, South Hutchinson, KS 67505.

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City of South Hutchinson
Public Hearing Notice # 2026-05

The South Hutchinson Planning Commission will hold a public hearing on Monday, November 2nd, 2026, at 6:00 P.M., at the South Hutchinson city building located at 2 South Main Street, South Hutchinson, KS 67505, to review and potentially recommend adoption of the South Hutchinson Land Development Code to the governing body.

Any person wishing to be heard on this matter will be given an opportunity at the time and place stated above.

Published on Thursday, October 1st, 2026, in the official city news outlet.

Republished on Tuesday, October 6th, 2026, in the official city news outlet due to changing the Public Hearing date to November 2nd from October 22nd, 2026.

Published on Friday, October 9th, 2026, in the official county printed news outlet.

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City of South Hutchinson
Public Hearing Notice # 2026-06

The South Hutchinson Planning Commission will hold a public hearing on Monday, November 2nd, 2026, at 6:00 P.M., at the South Hutchinson city building located at 2 South Main Street, South Hutchinson, KS 67505, to review and potentially recommend adoption of the South Hutchinson Subdivision Regulations to the governing body.

Any person wishing to be heard on this matter will be given an opportunity at the time and place stated above.

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