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

10/5/2026 @ 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 September 8th and 28th, 2026 meetings

Motion Second Vote

D. Citizen Comments

E. Public Hearings/Presentations

1. Motion to open public hearing for Case #P-26-0003 to consider a proposed conditional use permit in R-2 Two-Family Residential District to allow for a shipping container to be placed in the backyard of the property that is enclosed with a fence

Motion Second Vote

Motion to close public hearing for Case #P-26-0003

Motion Second Vote

Recommendations to council-

Motion Second Vote

F. Planning/Zoning Administrator Report

Reminder we will have a special meeting on October 22nd to review and potentially recommend adoption of the Land Development Code and Subdivision Regulations.

G. Governing Body Comments

H. ADJOURNMENT

Motion Second Vote

Next regularly scheduled November 2nd, 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
- Mike Blackburn
- Pam Crank

Marge Bryant, Chad Duvall, and Carissa Paxton were not present.

APPROVAL OF AGENDA (ADDITIONS/DELETIONS)

Erin Cokeley was not present and to change vote amounted to 8-0.

APPROVAL OF MINUTES

Approval of minutes for August 3rd, 2026

Commissioner Chastain moved, seconded by Commissioner Crank.

Vote: 6-0, Motion Carried.

CITIZEN COMMENTS

No comment.

NEW BUSINESS

Planning and Zoning Administrators:

- Administrative Assistant Paige Harman reminder the Planning Commission about the Special Meeting on September 28th at 6pm at the Community Center with the City Council. The meeting is a presentation and workshop on the Comprehensive Plan with PEC.

Commissioner Discussion:

- Commissioner Blackwelder asked about the Flock Cameras on Main Street and who owns it.
- Commissioner Blackburn stated he hopes that we did not set a precedent at our last meeting approving the Special Use Permit and allowing the variance.

ADJOURNMENT

Commissioner Chastain moved, seconded by Commissioner Cokeley.

Vote: 6-0, Motion Carried.

Minutes 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
- Chad Duvall
- Mike Blackburn
- Pam Crank
- Carissa Paxton

Marge Bryant and Erin Cokeley were not present.

APPROVAL OF AGENDA (ADDITIONS/DELETIONS)

No comment.

CITIZEN COMMENTS

No comment.

PUBLIC HEARINGS/PRESENTATIONS

Lance Onstott with PEC presented on the Comprehensive Plan and conducted a workshop with the City Council and Planning Commission. Mr. Onstott covered what a comprehensive plan is and how the plan will affect future decisions for the city. The survey that will be conducted will be mailed out only and it will go to all addresses that are registered in the city. Mr. Onstott then presented some data points that currently make up the city about age, ethnicity, income, education, how many homes are owned, and how many are rented. Mr. Onstott answered Commissioner Crank question about the city having the Mennonite Manner (Senior Living Center and Independent Living) and senior high rise in town and how it could possibly dispute the data on the town having a larger populate over the age of 70. During the workshop phase, Mr. Onstott presented three different exercises that the City Council, Planning Commissioner, Katie Marcum (City Clerk), Jeff Schenk (City Administrator), and Paige Harman (Administrative Assistant) participated in. The first exercise was an individual exercise where each person wrote down three things the city does good at and three things that are challenges for the city. The second exercise was prioritizing exercise where the participants had to put a sticky dot on the board that was most important, important, and somewhat important (There were only 3 dots per person, and 6 boards). The last exercise was the amplified, created, and eliminated (ACE) exercise, and they group split into groups of 4 to discuss what the city should amplify that they do, what the city should create, and what the city should eliminate or stop doing.

After the workshop, Mr. Onstott opened the floor to open discussion about the comprehensive plan. He covered that he thought the city would need 400 responses for the survey to hold statical value, and in order to hit that the pre-marketing of the survey is going to be key.

Commissioner Discussion:

- Commissioner Crank asked if the Mennonite Manner and senior high rise living facilities would skew the number on the age of residents in South Hutchinson. Since the data was presented, we have a larger than average number of residents who are 70 years old or older.

NEW BUSINESS

Planning and Zoning Administrators:

- Administrative Assistant Paige Harman asked the Planning Commission if October 22nd or 23rd at 6pm at City Hall would work for a special meeting to review and potentially recommend approval of the Land Development Codes and Subdivision Regulations to the governing body. Commissioner Estes and Chastain said they could not make the October 22nd date, but everyone agreed to hold the meeting on October 22nd.

ADJOURNMENT

Commissioner Paxton moved, seconded by Commissioner Duvall.
Vote: 7-0, Motion Carried.

Minutes Prepared By:
Paige Harman, Administrative Assistant

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City of South Hutchinson
Public Hearing Notice # P-26-0003
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 **R-2 Two-Family Residential District** to allow for a shipping container to be placed in the backyard of the property that is enclosed with a fence.

Address/Parcel Number: 112 East Forest Avenue, South Hutchinson, KS 67505 / 1272503003010000

Legal Description: PARKER'S, S25, T23, R06W, LOTS 23 24 & 25 BLK 2 & N15 FT E FORREST AVE VACATED

Location and Time

The public hearing will be held on **05 of October 2026, at 6:00 pm** in the South Hutchinson City Hall Building at 2 S Main St, South Hutchinson, KS 67505.