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

06/02/2026 @ 6:00 pm at city hall

**A. CALL TO ORDER/ROLL CALL**

Erin Cokeley____Mark Estes____Jim Chastain____Marge Bryant_____
Pam Crank____Kraig Blackwelder____Chad Duvall____Mike Blackburn_____

**B. Approval of Agenda (additions/deletions)**

**C. Approval of minutes for May 4th, 2026**

Motion Second Vote

**D. Citizen Comments**

**E. Public Hearings and Presentations**

1. Urban 3 Presentation

**F. Action Items**

**G. Motion to approve the bylaws for the Planning Commission**

Motion Second Vote

**H. Planning/Zoning Administrator Report**

We received the contract with PEC back, but they did not supply us with a timeline in the contract. We have submitted it for revisions and have not gotten those revisions back. We will be reviewing the Zoning Map for the city that is currently being marked up.

**I. Governing Body Comments**

**J. ADJOURNMENT**

Motion Second Vote

Next regularly scheduled July 6th, 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
- Marge Bryant
- Kraig Blackwelder
- Chad Duvall
- Mike Blackburn
- Pam Crank

*All members were present.*

## APPROVAL OF AGENDA (ADDITIONS/DELETIONS)

No comments made.

## APPROVAL OF MINUTES

**Approval of minutes for April 6th, 2026**

Commissioner Cokeley moved, seconded by Commissioner Crank.

*Vote: 8-0, Motion Carried with amendment to minutes to change the two opposing commissioner names to Cokeley and Blackburn on case 2026-01.*

## DICUSSION ITEMS

**Planning and Zoning Administrators:**

- Administrative Assistant, Paige Harman stated the City Council is looking to place a one mortarium on data centers and BESS facilities.
- Public Works Superintendent, Matt Mock answered Commissioner Estes question that thermal water usage still contaminates water sources.

**Public Comment:**

No comments made.

**Commissioner Discussion:**

- Commissioner Blackburn stated that the size of data center he found uses around 56,000 hectors and this is equal to 15,000 houses using water a full year.
- Commissioner Crank stated she believes we have a water issue in the city in the aspects we do not have much.
- Commissioner Estes stated he heard or read about data centers utilizing thermal water and did not know if that was better without causing contamination to the water sources.

## PUBLIC HEARINGS

**Case No. 2025-02 for a zoning district amendment permit from C-2 General Commercial to R-1A Single-Family Residential**

Commissioner Blackwelder moved, seconded by Commissioner Cokeley.

*Vote: 8-0, Motion Carried*.

**Applicant Presentation:**

- The applicant's brother Christian Beachy attending the meeting in person to talk on items involving the house. To provide context for his qualifications to help to flip the house and redo the foundation he gave background information on his experiences. He has flipped 8 homes in the state of Kansas, has his general contractor license, and has previously flipped a home with a bad foundation that he had to repair.
    - Answers to the Commissioner comments:
        - Can adjust from the 28 inches on the foundation to the correct building code regulations of 36 inches
        - Cost of repairs to the house can be saved by both Beachy brothers doing the work themselves, so there is no labor to pay
        - Plans to address the garage by flipping the garage doors to face the alleyway and add support to the garage
        - He is 100% commitment to the project and will not be walking away if the project cost more than what was originally budgeted

**Planning and Zoning Administrators:**

- Public Works Superintendent, Matt Mock stated he met in person with Christian Beachy to look at the foundation and talked through the report he sent to him on the foundation needing to be completely redone. The foundation would need to be at least 36 inches deep based on the building code regulations. Mock stated the reason main street is also not considered downtown area is main street is still considered a highway due to the 4 lanes.
- Administrative Assistant Paige Harman stated that the area has been zoned as commercial at least since 1998 from the zoning map she could locate. The reason the homes on that street are zoned as commercial is due to the hope that area will become our downtown district since the city does not have one. The reason why we would not want main street as our downtown district is it is 4 lanes and hard to cross and feel like a downtown. City Administrator would like to transform the area into a downtown hub with new businesses. Harman also aided with some of the questions that the Commissioners asked. Harman stated that he would not want to apply for a conditional us permit because once he sold the home it would no longer be valid. Conditional

use permits are only valid to the property owner who filed for it. That is why I recommended the rezone because when he does the sell the home the new homeowner will not have to apply for anything. The property does not fall into the floodplain at all; it is close though. Harman stated that if the City Council does not approve the rezoning the applicant can appeal the decision to district court.

**Commissioner Discussion:**

- Commissioner Crank stated that she understands change and the need for a downtown district, but this area does not seem like it is something that is going to be changing soon
- Commissioner Chastain stated the area is more residential than it is commercial and asked if the property fell in the floodplain at all
- Commissioner Blackburn stated he did some research and found that the foundation should be at a depth of 36 inches but on the foundation repair that was submitted it stated 28 inches. Blackburn stated he is concerned with the garage work plan and the overall budget for the repairs being $50,000. Blackburn asked what the next steps is if the City Council disapproves of the rezoning
- Commissioner Blackwelder asked why the applicant could not have just done a conditional use permit instead of trying to rezone the property
- Commissioner Bryant stated that the applicant walking away to budget increase should not be concern and is not a reasonable concern for the City Council to have. Bryant also stated there is houses to the North of there and it feels there are more houses than commercial properties in the area

**Motion to Close Public Hearing:**

Commissioner Bryant moved, seconded by Commissioner Chastain.

*Vote: 8-0, Motion Carried.*

**Recommendation to City Council: Approval of rezoning to R-1A Single Family**

Commissioner Chastain moved, seconded by Commissioner Bryant.

*Vote: 8-0, Motion Carried.*

**Case No. 2026-03 for a zoning district amendment permit from I-2 Medium Industrial District to C-2 General Commercial**

Commissioner Cokeley moved, seconded by Commissioner Blackwelder.

*Vote: 8-0, Motion Carried.*

**Applicant Presentation:**

- Applicant did not show to the Planning Commission Meeting.

**Planning and Zoning Administrators:**

- Administrative Assistant Paige Harman provided information from the application that was submitted. Harman stated the property is being rezoned to allow the property owner to run a hardware store, lumber store, and bulk grocery items. It will be like the Okie Mart that can be found in Oklahoma, I have sent examples of an Okie Mart to your emails with their website link and Facebook Page.
    - Harman answered questions from commissioners:
        - Harman stated that she is unsure if it will have clothes or not.
- Public Works Superintendent, Matt Mock, aided the questions from the Commissioners. He stated that the proposed store will be bigger than the Mcpherson Store and have more bulk items.

**Commissioner Discussion:**

- Commissioner Crank asked if they would have new clothes or bulk clothing items
- Commissioner Bryant asked if it is like the store in McPherson

**Motion to close Public Hearing:**

Commissioner Bryant moved, seconded by Commissioner Chastain.

*Vote 8-0, Motion Carried*.

**Recommendation to City Council: Approval of rezoning to C-2 General Commercial**

Commissioner Bryant moved, seconded by Commissioner Chastain.

*Vote 8-0, Motion Carried*.

**FINDINGS OF FACT**

For Case No. 2026-02 and 2026-03, 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. Current R-1A Single-Family Residential District, C-2 General Commercial District, and I-2 Medium Industrial District Regulations.
    c. City Inspection of Foundation Report for Case No. 2026-02.
    d. Abatement letters and case file for the rezoning to the house for Case No. 2026-02
    e. Nonconforming letter for Case No. 2026-02
    f. Article 30. Nonconforming uses in the City ordinances

g. Applicant letter with details to remodel the property for Case No. 2026-02
h. Both rezoning applications.

3. **Conclusion:** The commission determined that the proposed rezoning for both cases (2026-02 and 2026-03) was appropriate after reviewing all documents and in person references provided by the applicant.

## ACTION ITEMS

1. **Motion to open the discussion on moving the June 2026 Planning Commission date**
Commissioner Cokeley moved, seconded by Commissioner Bryant.
*Vote 8-0, Motion Carried.*

**Planning and Zoning Administrators:**

- Administrative Assistant, Paige Harman stated that we have an individual who would like to give an Urban 3 Presentation to the Planning Commission but cannot make Monday evenings due to school. They would be able to do it any other day during the month of June. The presentation is on high density housing and taxing. Harman answered Commissioner Estes question that the presentation should take around 45 minutes.

**Commissioner Discussion:**

- Commissioner Chastain stated that any Tuesday in June would be good for him and that the Tuesday after the originally scheduled meeting worked for him
    - All Commissioners agreed that Tuesday was the best day out of the week for the meeting to move to
- Commissioner Bryant stated she cannot make it anytime during the week of the originally scheduled meeting
- Commissioner Estes asked how the presentation was going to be

**Motion to move the June 2026 Planning Commission date to 2nd June from 1 June 2026**
Commissioner Cokeley moved, seconded by Commissioner Duvall.
*Vote 8-0, Motion Carried.*

**Motion to close the discussion on moving the June 2026 Planning Commission date**
Commissioner Duvall moved, seconded by Commissioner Cokeley
*Vote 8-0, Motion Carried.*

## PLANNING/ZONING ADMINISTRATOR REPORT

- Administrative Assistant Paige Harman stated that after talking with Chair Commissioner Blackburn, she will begin looking into creating bylaws for the Commission. She is looking forward to having them drafted for the Commission to review at the June meeting. Harman answered Commissioner Estes question that the bylaws would act as the guiding tool for how

the commission operated and tie together the golden factors and the ordinance for how the commission should operate the meetings.

- Commissioner Blackburn stated he wanted to add clarification that on other boards he has served on they have always had bylaws and thought the Commission could utilize bylaws to help guide everyone in their decisions and actions that are made.
- Commissioner Estes asked what bylaws are.

**ADJOURNMENT**

Commissioner Blackwelder moved, seconded by Commissioner Bryant.
*Vote: 8-0, Motion Carried.*

**Minutes Prepared By:**
Paige Harman, Administrative Assistant