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

7/6/2026 @ 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 June 2nd, 2026

Motion Second Vote

D. Citizen Comments

E. Public Hearings/Presentations

1. Motion to open public hearing for Case 2026-04 to 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

Motion Second Vote

Motion to close public hearing for Case 2026-04

Motion Second Vote

Recommendations to council-

Motion Second Vote

F. Action Items

1. Motion to approve the recommendation to City Council of the approval of the bylaws for the Planning Commission

Motion Second Vote

G. Planning/Zoning Administrator Report

H. Governing Body Comments

I. ADJOURNMENT

Motion Second Vote

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7/6/2026 @ 6:00 pm at city hall

Next regularly scheduled August 3rd, 2026
Prepared by Paige Harman Administrative Assistant

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City of South Hutchinson
Public Hearing Notice # 2026-04

The South Hutchinson Planning Commission will hold a public hearing on Tuesday, June 2nd, 2026, at 6:00 P.M., at the South Hutchinson city building located at 2 South Main Street, South Hutchinson, KS 67505, to consider a proposed text amendment to the South Hutchinson Land Development Code

The proposed amendment 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.

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

Published on Wednesday, May 20th, 2026, in the official city news outlet.

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

Marge Bryant was not present.

APPROVAL OF AGENDA (ADDITIONS/DELETIONS)

No comments made.

APPROVAL OF MINUTES

Approval of minutes for October 6th, 2025

Commissioner Cokeley moved, seconded by Commissioner Estes.

Vote: 7-0, Motion Carried with amendment to minutes to change the 15,000 houses using water per year from a full year.

PUBLIC HEARINGS AND PRESENTATIONS

Urban 3 Presentation by Carissa Paxton

Overview on property tax, high density areas, land use types, assets and liabilities to cities. Presentation aided on the topics above to the Planning Commission and to have these items in mind when making decisions on special or conditional use permits and rezoning cases.

- Carissa Paxton aided by answering questions posed by the Commissioners after the presentation:
  - Yes, New Beginnings would like to partner with South Hutchinson on future projects.
  - If the revenue value for a property was 661,000 (strip mall), then the value on 2 acres would be around $25,000 in taxes.
- Jeff Schenk, City Administrator, aided by answering questions posed by the Commissioners after the presentation:
  - Simmons Bank is the best high density land use property in the City
  - Bank is currently up for sale, but yes, the business is out of Arkansas
  - Currently I am working on a decentering package to prevent storage in current buildings not being used to their full potential

Commissioner Discussion:

- Commissioner Chastain asked if New Beginnings had any projects in South Hutchinson or would be looking to do any projects in South Hutchinson.
- Commissioner Estes asked what the best land use in South Hutchinson is.
- Commissioner Cokeley asked does the storage units we have in the City generate any money and what does our strip mall generates for us.
- Commissioner Crank stated that the Simmons Bank owner is out of Arkansas and not in Kansas.

ACTION ITEMS

1. Motion to table the bylaws for the Planning Commission

Commissioner Cokeley moved, seconded by Commissioner Crank.

Vote: 7-0, Motion Carried.

PLANNING/ZONING ADMINISTRATOR REPORT

Planning and Zoning Administrators:

- Administrative Assistant Paige Harman let the Planning Commission know we have gotten the contract back from PEC but had to send it back for corrections due to not having a timeline provided. Harman also explained the City is in the process of updating the zoning map.

GOVERNING BODY COMMENTS

- Commissioner Pam Crank asked for an update on the trail and what is happening with the sunflower field now that the City owns it.
- Commissioner Mark Estes had no comments**.**
- Commissioner Jim Chastain stated that the presentation today helped to showcase the need for an apartment complex. Chastain stated that a business corridor was needed and the City needs to have an identity to recruit businesses.
- Commissioner Kraig Blackwelder agreed that an apartment complex was needed in the City.
- Commissioner Mike Blackburn stated that a Data Center would be high density and that he has been doing some research on data centers. Blackburn stated there could be more discussions about data centers and touched on closed loop systems.
- Commissioner Chad Duvall stated that a downtown district is needed in the City and the City needs a destination building/monument to draw people to the City. Duvall also stated he would like to see the possibility of a future food truck park or food truck court in the City.
- Commissioner Erin Cokeley made no comments.

ADJOURNMENT

Commissioner Cokeley moved, seconded by Commissioner Chastain.
Vote: 7-0, Motion Carried.

Minutes Prepared By:
Paige Harman, Administrative Assistant