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

CALL TO ORDER/ROLL CALL
Erin Cokeley
Mark Estes
Jim Chastain
Marge Bryant
Pam Crank
Kraig Blackwater
Chad Duvall
Mike Blackburn

Additions/Deletions to the Agenda

Approval of minutes for September 2nd, 2025
Motion Second Vote

Approval of minutes for Special Hearing September 23rd, 2025
Motion Second Vote

Public Hearings

1. Motion to open public hearing for Case 2025-13 proposed amendment to modify the permitted uses in the I-3 Heavy Industrial District as presented
Motion Second Vote

2. Motion to close public hearing for Case 2025-13
Motion Second Vote

Recommendations to council-

New Business
We will have two public hearing cases #2025-11 and #2025-12 upcoming on November 3rd, 2025

ADJOURNMENT
Motion Second Vote

Next regularly scheduled meeting November 3rd, 2025
Prepared by Paige Harman Administrative Assistant

City Of South Hutchinson, Ks
Planning Board Minutes
September 2, 2025, 6:00 p.m.
2 S Main South Hutchinson, KS 67505

CALL TO ORDER/ROLL CALL

Erin Cokeley
Mark Estes
Jim Chastain
Marge Bryant
Pam Crank
Kraig Blackwelder
Chad Duvall
Mike Blackburn **ALL MEMBERS WERE PRESENT**

APPROVAL OF MINUTES FOR August 4, 2025
Motion Jim Chastain Second Marge Bryant Vote 8-0 Passed

PUBLIC HEARINGS

1. Motion to open public hearing for Case # 2025-5 for a Zoning change from AG Agricultural to I-3 Heavy Industrial district
Motion Marge Bryant Second Chad Duvall Vote 8-0 Passed

Jason from Evergy gave a presentation on the evergy plans to use the property for a power plant.
Oatney that lives at 5101 South McNew Rd., said that his farmland and home was around the purposed land that evergy want to develop would be noise, would devalue his property, and would cause problems with his airport.
Jason again from Evergy spoke about the FFA having approved Evergy building of the plant.
Debra from Hutch Chambers spoke about how Evergy new plant would help Reno County and the city of South Hutchinson and Hutchinson grow.
Jeff spoke about how the city would benefit with Evergy plant being bult on McNew Rd.
Marge Asked about utilities Jason explained that Evergy would us gas lines that run through the property's and use a logon for wastewater, and ground water not city water for cooling and use. And would follow all KDHE rules and regulations.
Mike how they were going to use recycled water. Jason explained how the logon would receive the water off the cooling towers and then be reused by KDHE guidelines.
Jeff and Jason explained how different the new plant is from the old one North of Hutchinson, how much this new plant would be environmentally safer and friendly.
Marge asked how and who would take care of the roads. Jason said they are working with the county to have the roads paved, and the city and county would clear and maintain them after everything was done. Evergy would pay for the road work. Chad asked how many employees would be employed, Jason explained when construction begins up to 500 employees, and after it would have 20 to 40 full time employ

Motion to close public hearing Case # 2025-5
Motion Marge Bryant Second Jim Chastain Vote 8-0 Passed

Recommendation to council To Allow Ag to be changed to I-3

Motion Marge Bryant Second Jim Chactain Vote 6-2 Mike Blackburn, Pam Crank undecided

2. Motion to open public hearing for Case # 2025-6 for to Zoning change from R-2 Residential to I-3 Heavy Industrial district

Motion Pam Crank Second Marg Bryant Vote 8-0

Motion to close public hearing for Case # 2025-6

Motion Marge Bryant Second Jim Chastain Vote 8-0

Recommendations to council To Allow R-2 Residential to be changed to I-3
Motion Marge Bryant Second Jim Chactain Vote 6-2 Mike Blackburn, Pam Crank undecided

3. Motion to open public hearing for Case # 2025-7 for a Zoning change from AG Agricultural to I-3 Heavy Industrial district

Motion Marge Bryant Second Jim Chastain Vote 8-0

Motion to close public hearing Case # 2025-7

Motion Marge Bryant Second Jim Chastain Vote 8-0

Recommendation to council To Allow Ag to be changed to I-3
Motion Marge Bryant Second Jim Chactain Vote 6-2 Mike Blackburn, Pam Crank undecided

OLD BUSINESS: 601 Scott Blv. A and B rezoning

NEW BUSINESS:

Talked about Kwik shop property at 12 North Main getting them to clean it up.

ADJOURNMENT

Motion Marge Bryant Second Chad Duvall Vote 8-0 at 6:55

September 2nd 2025 minutes
Prepared by Matt Mock Public Works Superintendent

SOUTH HUTCHINSON PLANNING COMMISSION
Meeting Minutes

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
- Pam Crank
- Kraig Blackwelder
- Chad Duvall
- Mike Blackburn

All members were present.

SPECIAL PUBLIC HEARINGS

Case No. 2025-8 – Conditional Use Permit (Evergy, Electrical Power Plant – I-3 District)
Motion to Open Public Hearing:
Commissioner Bryant moved, seconded by Commissioner Chastain.
Vote: 8-0, Motion Carried.

Applicant Presentation:
Jason, representing Evergy, presented the proposed development plan and described the layout of the facility. He emphasized that Evergy would comply with all applicable environmental regulations, including KDHE, EPA, state, and federal requirements. He noted that fire protection would be provided by on-site hydrants and suppression systems, the property would be fenced and secured, and law enforcement would be available from city or county police.

Public Comment:
- Attorney Randy Rathburn spoke in opposition on behalf of the Oatney family. He stated that the family did not believe the Planning Commission would deny Evergy's request but wanted their concerns on record. He argued that the facility would diminish the value of the Oatney property, which is located approximately 3,000 feet from the proposed site. He expressed concern about constant industrial noise, potential contamination of soil and

water, and long-term impacts on the rural character of the area. He asked whether construction noise would occur 24 hours per day for multiple years.

- Response from Evergy (Jason): Jason stated that construction would be limited to 8–10 hours per day, not around-the-clock, and that noise would not exceed normal construction levels. He reaffirmed that water use and discharge would be managed under KDHE permits and oversight, and that Evergy would operate in compliance with environmental standards.

Commissioner Discussion:

- Commissioner Bryant stated that she did not believe the anticipated construction noise would be out of character for the area, noting that the Oatney property already contained aircraft, farm equipment, and nearby railroad activity, all of which generate comparable or greater noise. She suggested that, if necessary, additional conditions regarding construction noise could be considered, but she did not believe the issue warranted denial.

- Commissioner Estes asked specifically about water discharge and its regulation. Jason confirmed that Evergy would work directly with KDHE to ensure proper handling and monitoring of any discharge.

- Commissioner Cokeley commented that the facility would be required to meet the same environmental safeguards as any other industrial development in Kansas and that state and federal regulators would oversee compliance.

- Commissioner Chastain questioned Mr. Oatney regarding the proximity of his residence to the proposed facility. Mr. Oatney estimated that the new plant would be located near the middle of his property, roughly 3,000 feet away.

- Commissioner Bryant asked about fire and police protection. Jason explained that Evergy would provide on-site fire hydrants and its own fire suppression measures, while law enforcement services would continue to be provided by local agencies.

- Commissioner Duvall noted that fencing and secured access would help address security concerns, and expressed confidence that the site would be adequately protected.

Motion to Close Public Hearing:
Commissioner Blackwelder moved, seconded by Commissioner Bryant.
Vote: 8-0, Motion Carried.

Recommendation to City Council:
Commissioner Chastain moved, seconded by Commissioner Bryant, to approve the development plan and recommend the City Council approve the Condition Use Permit in Case #2025-8, subject to the submitted development plan.
Vote: 6-2, Motion Carried.

Case No. 2025-9 – Conditional Use Permit (Evergy, Electrical Power Plant – I-3 District)
Motion to Open Public Hearing:
Commissioner Bryant moved, seconded by Commissioner Chastain.
Vote: 8-0, Motion Carried.

Public Hearing Closed:
Commissioner Blackwelder moved, seconded by Commissioner Chastain.
Vote: 8-0, Motion Carried.

Recommendation to City Council:
Commissioner Chastain moved, seconded by Commissioner Duvall to approve the development plan and recommend the City Council approve the Condition Use Permit in Case #2025-9, subject to the submitted development plan.
Vote: 6-2, Motion Carried.

Case No. 2025-10 – Conditional Use Permit (Evergy, Electrical Power Plant – I-3 District)
Motion to Open Public Hearing:
Commissioner Bryant moved, seconded by Commissioner Chastain.
Vote: 8-0, Motion Carried.

Public Hearing Closed:
Commissioner Estes moved, seconded by Commissioner Blackwelder.
Vote: 8-0, Motion Carried.

Recommendation to City Council:
Commissioner Chastain moved, seconded by Commissioner Bryant, to approve the development plan and recommend the City Council approve the Condition Use Permit in Case #2025-10, subject to the submitted development plan.
Vote: 6-2, Motion Carried.

FINDINGS OF FACT
Case Nos. 2025-8; 2025-9; 2025-10

For each case, the Commission made the following findings in accordance with K.S.A. 12-757 and Article 34 of the South Hutchinson Land Development Code:

1. **Notice:** Notice of each hearing was properly published in the official city newspaper at least 20 days in advance and mailed to property owners within 200 feet.

2. **Development Plan:** A development plan was submitted pursuant to Article 20.

3. **Review Criteria:** The Commission considered:
    - Compatibility with surrounding zoning/land uses.
    - Impact on public health, safety, morals, and welfare.
    - Conformance with the City's Comprehensive Plan.
    - Adequacy of streets, utilities, drainage, police, and fire protection.
    - Impacts on value, use, and enjoyment of neighboring properties.
    - Compliance with requirements for parking, circulation, screening, signage, and lighting.

4. **Conclusion:** The Commission determined that each proposed Conditional Use Permit, as shown on the development plan and subject to conditions, met the required factors and would not adversely affect the community.

Conditions of Approval (All Cases):

1. Development shall be carried out in substantial compliance with the approved development plan.

ADJOURNMENT

Commissioner Cokeley moved, seconded by Commissioner Bryant, to adjourn.
Vote: 8-0, Motion Carried.

Minutes Prepared By:
Matt Mock, Public Works Superintendent
Paige Harman, Administrative Assistant

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Notice of Public Hearing
South Hutchinson Planning Commission

The South Hutchinson Planning Commission will hold a public hearing on Monday, October 6, 2025, at 6:00 P.M., at the South Hutchinson city building located at 2 S Main St., 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 in the I-3 Heavy Industrial District to address facilities for the generation or storage of electrical energy by utilities regulated by the Kansas Corporation Commission. The amendment would not make commercial wind or solar energy conversion facilities a use by right.

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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