

**MINUTES-REGULAR MEETING
MAIZE CITY PLANNING COMMISSION AND
BOARD OF ZONING APPEALS
THURSDAY, DECEMBER 2, 2010**

The Maize City Planning Commission was called to order at 7:00 p.m., on Thursday, December 2, 2010, for a Regular Meeting with *Andy Sciolaro* presiding. The following Planning Commission members were present: *Gary Kirk, Jack Pew, Gerald Woodard, Bryan Aubuchon, Kevin Reid and Sarah Goertz.*

Also present were *Sue Villarreal*, Recording Secretary; *Kim Edgington*, Planning Administrator; *Pat Longwell*, Code Enforcement Officer; *Bill McKinley*, City Engineer; *Richard LaMunyon*, City Administrator; *Bob Kaplan*, Kaplan McMillan & Harris; *Brandon Rice*, Fieldstone Manager; *Jamie McDonald*, Fieldstone Developer and *Mike Osbourn*, Kaw Valley Engineering.

APPROVAL OF AGENDA

MOTION: *Aubuchon* moved to approve the agenda as presented.
Reid seconded the motion.
Motion carried unanimously.

APPROVAL OF MINUTES

MOTION: *Pew* moved to approve the November 4, 2010 minutes with the following correction on the motion to approve the Park Master Plan as part of the Comprehensive Plan:

Pew moved to adopt the Park Master Plan as a component of the Comprehensive Plan.

Reid seconded the motion.
Motion carried unanimously.

OLD BUSINESS – PLANNING COMMISSION

Z-02-010 - Change of zoning district classification for approximately 4 acres from SF-5 Single-Family Residential zoning district to MF-18 Multi-Family zoning district for property generally located on the east side of Maize Road ½ mile south of 53rd Street North (south and west of Fieldstone Apartments).

Kaplan was present to represent the applicants for Fieldstone Apartments. He stated that 4 acres had been purchased to develop Phase III of the Fieldstone Apartments. The applicants are requesting a change in zoning from SF-5 Single-Family residential to MF-18 Multi-Family residential. The developer plans to construct 3 buildings, each with 16 apartments for a total of 48 apartments. MF-18 zoning district would allow 72 units in a 4 acre area and this is significantly less.

McDonald added that the apartments were filled to capacity within a few short months and

there is currently a waiting list for vacancies. There is a need for affordable housing in the Maize area.

McKinley requested a complete drainage plan and an update on the correspondence with ground water management concerning the original pond.

Osborn stated that the grade would be raised for Phase III of the development and there will be a detention area. This will not help to alleviate current drainage issues although they can be addressed.

LaMunyon requested that they work with Maize road engineers on easement and drainage issues to compliment the Maize road expansion process.

Goertz expressed the need for a shelter area for children who wait for the school bus.

Rice stated that they are working with the Maize school transportation system to ensure safety for children within the complex.

MOTION:

Kirk moved to approve **Z-02-010** request for zoning change from SF-5 Single-Family residential to MF-18 Multi-Family residential subject to the following conditions:

1. Platting of the property shall be completed within one year of approval of zoning change by Maize City Council.
2. Accommodation for a second point of access will be required upon platting, as over 100 housing units are required a second point of access.
3. Sweetwater Road will need to be extended to the north in the form of public street right-of-way.
4. A complete drainage plan and an update on the correspondence with ground water management concerning the original pond must be submitted to the city engineer.

Goertz seconded the motion.

Motion carried unanimously.

OLD BUSINESS – BOARD OF ZONING APPEALS

BZA-V-02-010 - Variance to allow directional signage to be placed within street right-of-way along Fiddler's Cove north of 37th Street.

Applicant was not present.

MOTION:

Reid moved to defer BZA-V-02-010 until the applicant is present and more information is provided.

Aubuchon seconded the motion.

Motion carried unanimously.

ADJOURNMENT

MOTION: With no further business before the Planning Commission,
Pew moved to adjourn.
Goertz seconded the motion.
Motion carried unanimously.

Meeting adjourned at 7:50 PM.

Approved by the Planning Commission and Board of Zoning Appeals on January 6, 2011.

Sue Villarreal
Recording Secretary

Andy Sciolaro
Chairman