

**MINUTES-REGULAR MEETING
MAIZE CITY PLANNING COMMISSION AND
BOARD OF ZONING APPEALS
THURSDAY, MARCH 3, 2011**

The Maize City Planning Commission was called to order at 7:00 p.m., on Thursday, March 3, 2011, for a Regular Meeting with *Andy Sciolaro* presiding. The following Planning Commission members were present: *Gary Kirk, Jack Pew, Gerald Woodard, Bryan Aubuchon* and *Kevin Reid*.

Also present were *Sue Villarreal*, Recording Secretary; *Kim Edgington*, Planning Administrator; *Bill McKinley*, City Engineer; *Richard LaMunyon*, City Administrator; *Jason Gish*, MKEC; *Michael Osbourn*, Kaw Valley Engineering and *Ginny Mitchell*, Pair a Dice Stables.

APPROVAL OF AGENDA

MOTION: *Kirk* moved to approve the agenda with the removal of item # 7 - BZA-V-02-010
Aubuchon seconded the motion.
Motion carried unanimously.

APPROVAL OF MINUTES

MOTION: *Reid* moved to approve the February 3, 2011 as presented.
Pew seconded the motion.
Motion carried unanimously.

CITIZEN COMMENTS

Mitchell was present to discuss the sand pit located at 53rd street and Tyler Road. She submitted pictures to the commissioners and had the following questions and concerns:

- What are the zoning code regulations for sand pits?
- Who is responsible for enforcing the code?
- Riding stable business is adversely affected by the extreme amount of dust
- Wear and tear the dust is having on her equipment and machinery
- What will be done to reduce the amount of dust?
- How long will it be before the dust is minimized or controlled?

Mitchell was advised that it would be discussed March 8th during the staff meeting and suggested *Mitchell* schedule a meeting with Steve Martin, the Developer and Scott Hoskinson, owner of Central Sand.

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.

Item removed until further notice by the applicant.

NEW BUSINESS – PLANNING COMMISSION

S/D 01-011 – ONE-STEP FINAL PLAT FOR FIELDSTONE III ADDITION, A 4-ACRE PLAT ON THE EAST SIDE OF MAIZE ROAD, ½ MILE NORTH OF 45TH STREET. A one-lot plat for the third phase of Fieldstone Apartments. The site is 4 acres and is located on the west side of Maize Road north of the railroad tracks. There will be three buildings, each with 16 units identical to those currently in the Fieldstone development. The property is currently zoned MF-18 multi-family to accommodate the proposed development.

McKinley – The City is currently working with the developer on a drainage plan in conjunction with the Maize Road project. A box culvert will be installed to the south of the property and costs will be shared with the Carriage Crossing development. An emergency vehicle access will be constructed to the south of the development to connect with Carriage Crossing and will provide a second access point for both developments.

Osborn – An access easement has been granted along the west side of the plat.

McKinley – The drainage easement will be maintained by the City.

Edgington – When the property to the north develops the owner will be required to dedicate this easement as street right-of-way to make a continuous connection to the property to the north.

MOTION: *Aubuchon* moved to approve S/D 01-011 One-Step Final Plat for the Fieldstone III Addition subject to the conditions and modifications of the staff report and subject to the following conditions and subject to the approval of the drainage plan by the City Engineer.
Kirk seconded the motion.
Motion carried unanimously.

Woodard excused himself due to a conflict with agenda items 9 and 10.

PUD-02 – PLANNED UNIT DEVELOPMENT FOR 19.97 ACRES 1/3 MILE EAST OF MAIZE ROAD, 1/3 MILE NORTH OF 37TH STREET This is a request for a zone change for approximately 20.76 acres located on the east side of Maize Road between Bluestem and 45th Street North (north of the original Watercress Addition). The property is currently undeveloped. This property was approved for a zone change from SF-5 Single-Family Residential to MF-18 Multi-Family Residential in July 2008 and again approved for a Planned Unit Development in April of 2010.

MOTION: *Reid* moved to approve PUD-2 Planned Unit Development and zone change request for 19.97 acres located 1/3 mile east of Maize Road and 1/3 mile north of 37th street subject to conditions and modifications as set forth in the staff report.
Aubuchon seconded the motion.

Motion carried unanimously.

S/D 02-011 – ONE-STEP FINAL PLAT FOR WATERCRESS VILLAGE 2ND

ADDITION. A replat of portions of watercress village addition and watercress addition (associated with pud-02).

MOTION: *Reid* moved to approve S/D 02-011 One-Step final plat for Watercress Village 2nd Addition subject to the conditions and modifications as set forth in the staff report and subject to the following conditions:

- 1) Approval of the drainage plan by the City Engineer.
- 2) Sidewalk plan must be submitted and approved by Planning Administrator prior to forwarding to Council for approval.

Pew seconded the motion.

Motion carried unanimously.

AMENDMENTS TO MAIZE COMPREHENSIVE PLAN

In order to incorporate the goals and recommendations of the Park Master Plan, Staff suggests that the Planning Commission recommend to the City Council that the Park Master Plan be adopted as a component of the Comprehensive Plan.

MOTION: *Aubuchon* moved to recommend that the City Council adopt the Park Master Plan as an amendment to the City of Maize Comprehensive Plan and authorize the Chair to sign an amending Resolution to the City of Maize Comprehensive Plan.

Kirk seconded the motion.

Motion carried unanimously.

ADJOURNMENT

MOTION: With no further business before the Planning Commission, *Woodard* moved to adjourn.

Kirk seconded the motion.

Motion carried unanimously.

Meeting adjourned at 8:43 PM.

Approved by the Planning Commission and Board of Zoning Appeals on April 1, 2011.

Sue Villarreal
Recording Secretary

Andy Sciolaro
Chairman