

**MINUTES-REGULAR MEETING
MAIZE CITY PLANNING COMMISSION AND
BOARD OF ZONING APPEALS
THURSDAY, MAY 3, 2012**

The Maize City Planning Commission was called to order at 7:00 p.m., on Thursday, May 3, 2012, for a Regular Meeting with *Jack Pew* presiding. The following Planning Commission members were present: *Jack Pew, Bryan Aubuchon, Gerald Woodard, Gary Kirk, Sarah Goertz and Andy Sciolaro.*

Also present were *Sue Villarreal*, Recording Secretary; *Kim Edgington*, Planning Administrator; *Richard LaMunyon*, City Administrator; *David Mollhagen*, Clear Channel; *Orlando Ortiz*, Clear Channel; *Jim McCann*, Maize Digital Billboard; *Barry Reynolds*, Watercress homeowner; *Marve Schellenberg*, Hampton Lakes Developer;

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

MOTION: *Kirk* moved to approve the April 5, 2012 minutes with the following change to BZA-V-01-012 *Austin* response:
From:
There must be 150' between this sign and the sign for lot 3.
To:
There must be 150 feet between this sign and the sign for lot 3.
Aubuchon seconded the motion.
Motion carried unanimously.

RECESS OF THE REGULAR PLANNING COMMISSION MEETING:

Chairman Pew recessed the regular Planning Commission meeting at 7:02 p.m.

Woodard recuses himself due to a conflict with the following cases.

NEW BUSINESS - MAIZE BOARD OF ZONING APPEALS

BZA-V-02-012 – Variance application to reduce the amount of required commercial frontage and increase the overall height for an off-site sign at the southwest corner of 37th and Maize Road.

Edgington explained that the request for a reduction in the amount of required frontage is needed because a portion of frontage is in Wichita and a portion is in Maize. There is not enough frontage in Maize as required by the City of Maize Sign Code. The request for an increase in height from 30 feet to 35 feet is to allow for truck traffic. The Maize Sign Code only allows for a maximum height of 30 feet. Discussion followed.

MOTION: *Sciolaro* moved to defer the BZA-V-02-012 variance application until the June 7th meeting to gather additional information and allow for further review.
Motion died for lack of a second.

MOTION: *Aubuchon* moved to deny the BZA-V-02-012 variance application and determine that the findings do not support the five conditions set out in Article V, Section V-G6 of the Zoning Code and K.S.A. 12-759(e) of the state statutes.
Goertz seconds the motion.

Pew requested a roll call vote to deny BZA-02-012 with the following results:

Sarah Goertz – no

Andy Sciolaro – no

Jack Pew – no

Bryan Aubuchon – yes

Gary Kirk – no

Motion denied.

MOTION: *Aubuchon* moved to amend his motion to deny BZA-V-02-012 variance application and motioned to defer it until the June 7th meeting to gather additional information and allow for further review.
Kirk seconded the motion.

Pew requested a roll call vote to defer BZA-02-012 with the following results:

Sarah Goertz – yes

Andy Sciolaro – yes

Jack Pew – yes

Bryan Aubuchon – yes

Gary Kirk – yes

Motion carried unanimously.

Chairman Pew reconvened the regular Planning Commission meeting.

S/R-01-012-Special Review to allow an off-site sign on the east side of Maize Road approximately 1/3 mile north of 37th Street.

Edgington explained that all 5 conditions required by the Special Review Committee have been met. Discussion followed.

MOTION: *Sciolaro* moved to defer SR-02-012 special review until the June 7th meeting to gather additional information and allow for further review.
Kirk seconded.

Pew requested a roll call vote to defer SR-02-012 with the following results:

Sarah Goertz – yes

Andy Sciolaro – yes

Jack Pew – yes

Bryan Aubuchon – yes

Gary Kirk – yes

Motion carried unanimously.

Woodard re-enters meeting.

Pew made a request to revisit parking and storage of utility trailers at the June 7, 2012 meeting.

ADJOURNMENT

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

Meeting adjourned at 9:27 PM.

Approved by the Planning Commission and Board of Zoning Appeals on June 7, 2012.

Sue Villarreal
Recording Secretary

Jack Pew
Chairman