

**MINUTES-REGULAR MEETING  
MAIZE CITY PLANNING COMMISSION AND  
BOARD OF ZONING APPEALS  
THURSDAY, JUNE 7, 2012**

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

Also present were **Sue Villarreal**, Recording Secretary; **Kim Edgington**, Planning Administrator; **Richard LaMunyon**, City Administrator; **Bill McKinley**, City Engineer; **Mike Naegele**, Citizen; **Leon Naegele**, Citizen; **Kenneth Naegele**, Citizen; **Jeff Allen**, Applicant; **Chris Drum**, Citizen; **Kris Rose**, Baughman Company.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

**MOTION:** **Goertz** moved to approve the May 3, 2012 minutes with the following changes:

Move the action to reconvene Planning Commission after the BZA-V-02-012 motion.

**Woodard** seconded the motion.  
Motion carried unanimously.

**RECESS OF THE REGULAR PLANNING COMMISSION MEETING:**

**Chairman Pew** recessed the regular Planning Commission meeting at 7:04 p.m.

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

**OLD 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 37<sup>th</sup> and Maize Road.**

**MOTION:** **Kirk** moved to defer 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 37<sup>th</sup> and Maize Road for 90 days to gather additional information and allow for

further review.  
*Wilks* seconded the motion.  
Motion carried unanimously

*Chairman Pew* reconvened the regular Planning Commission meeting at 7:06 p.m.

### **OLD BUSINESS – MAIZE PLANNING COMMISSION**

**S/R-01-012-Special Review to allow an off-site sign at the southwest corner of 37<sup>th</sup> and Maize Road.**

**S/R-02-012-Special Review to allow an off-site sign on the east side of Maize Road approximately 1/3 mile north of 37<sup>th</sup> Street.**

**MOTION:** *Goertz* motioned to defer S/R-01-012 and S/R-02-012 for 90 days to gather additional information and allow for further review.  
*Kirk* seconded the motion.  
Motion carried unanimously

*Woodard* re-enters meeting.

### **NEW BUSINESS – MAIZE PLANNING COMMISSION**

**Z-01-012 and CU-01-012-Zone change and Conditional Use for 37 acres on the south side of 53<sup>rd</sup> Street, approximately ¼ mile east of K-96 from SF-5 Single Family to Limited Commercial with a Conditional Use to allow outdoor recreation for a recreational area for truck, SUV and ATV mud runs.**

Discussion followed.

**MOTION:** *Woodard* motioned to deny the application for Z-01-012 and CU-01-012 based upon the following findings by the Planning Commission:

1. The zoning, uses and character of the neighborhood: This property is located within an area that is currently almost entirely agricultural and large-lot residential in character. More residential areas are likely to be developed near the application site. This type of use is not compatible with residential areas.
2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned for residential and may be developed as such with the use of proper flood mitigation techniques.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Nearby properties would be negatively affected through the noise and traffic of this type of use.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and Policies: The City of Maize Comprehensive Plan contemplates that the

frontage of this property is appropriate for commercial development. The remainder of the property is contemplated for rural residential.

5. Impact of the proposed development on community facilities: The requested zone change would introduce a more intensive land use to this area. Traffic would be increased and put a greater demand on existing street facilities. Municipal water and sewer service are also not available to the site.

*Kirk* seconded the motion.  
Motion carried unanimously

*Pew* requested a roll call to approve the application for Z-01-012 and CU-01-012 with the following results:

*Sarah Goertz* – No  
*Bryant Wilks* – No  
*Jack Pew* – No  
*Gerald Woodard* - No  
*Gary Kirk* – No

**S/D-01-012 – Preliminary plat for Veranda Addition – approximately 41 acres  
1/4/mile south of 37<sup>th</sup> Street on the west side of 119<sup>th</sup> Street.**

*Rose* was present to address questions from the commissioners.

**MOTION:** *Kirk* moved to approve S/D-01-012 Preliminary plat for Veranda Addition subject to conditions and modifications as set forth in the staff report and subject to the approval of final drainage plan by the city engineer.

*Wilks* seconded the motion.  
Motion carried unanimously

*Pew* requested a roll call vote to approve S/D-01-012 Preliminary plat for Veranda Addition, with the following results:

*Sarah Goertz* – yes  
*Bryant Wilks* – yes  
*Jack Pew* – yes  
*Gerald Woodard* - yes  
*Gary Kirk* – yes

**ELECTION OF OFFICERS**

**Election of Chairperson**

**MOTION:** *Woodard* moved to nominate *Jack Pew* as chairperson.  
*Wilks* seconded the motion.  
Motion carried unanimously.

**Election of Vice-chairperson**

**MOTION:** *Goertz* moved to nominate *Bryan Aubuchon* as vice-chairperson.  
*Woodard* seconded the motion.  
Motion carried unanimously.

**Election of Secretary**

**MOTION:** *Woodard* moved to nominate *Gary Kirk* as secretary.  
*Pew* seconded the motion.  
Motion carried unanimously.

**ADJOURNMENT**

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

Meeting adjourned at 8:57 PM.

Approved by the Planning Commission and Board of Zoning Appeals on July 19, 2012.

---

Sue Villarreal  
Recording Secretary

---

Jack Pew  
Chairman