

**MINUTES-REGULAR MEETING  
MAIZE CITY PLANNING COMMISSION AND  
BOARD OF ZONING APPEALS  
THURSDAY, FEBRUARY 6, 2014**

The Maize City Planning Commission was called to order at 7:00 p.m., on Thursday, February 6, 2014, for a Regular Meeting with *Gary Kirk* presiding. The following Planning Commission members were present: *Mike Burks, Andy Sciolaro, Bryant Wilks, Gary Kirk, Bryan Aubuchon*. The following Planning Commissioners was not present: *Gerald Woodard* and *Josh Donahue*.

Also present were *Sue Villarreal*, Recording Secretary; *Kim Edgington*, Planning Administrator; *Richard LaMunyon*, City Administrator; and *Ryan Ott*, MKEC.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

**MOTION:** *Aubuchon* moved to approve the November 7, 2013 minutes as presented:  
*Wilks* seconded the motion.  
Motion carried unanimously.

**NEW BUSINESS – PLANNING COMMISSION**

**V-02-013 – Request to vacate a 30 foot rear yard building setback on lots 2-8, Block 2, Watercress Village 3<sup>rd</sup> Addition.**

**MOTION:** *Wilks* moved to approve V-02-013 request to vacate a 30 foot rear yard building setback on lots 2-8, Block 2, Watercress Village 3<sup>rd</sup> Addition with the following conditions:

- 1) Wall Easement as submitted shall be recorded with the Sedgwick County Register of Deeds prior to the finalization of Vacation.
- 2) No structure other than one screening wall or fence shall be constructed within the area of building setback being vacated.
- 3) The 20 foot PUD rear setback shall apply.

*Sciolaro* seconded.

**Kirk** requested a roll call vote with the following results:

**Burks** - Approved  
**Wilks** – Approved  
**Scilaro** – Approved  
**Kirk** – Approved  
**Aubuchon** – Approved  
Motion carried.

**PUD-02 Amendment #1 – Request for multiple amendments to PUD-02  
Watercress Village.**

**Ott** and **Edgington** explained to the Commissioners that the property owner had decided to eliminate the multi-family use from the PUD because of the demand they had seen for the single-family market.

**MOTION:** **Sciolaro** moved to approve the PUD-02 amendments for Watercress Village with the following changes and conditions:

1. Remove lots 1-3 inclusive, Block 3, Watercress Village 2<sup>nd</sup> Addition
2. Removal of Multi-Family lots, change boundary to match Watercress Village 3<sup>rd</sup>
3. Removal of 30 foot building setback along lots 2-8, Block 2, Watercress Village 3<sup>rd</sup>
4. Remove all setbacks when adjacent to Reserve A. Lots 1-11, 19 and 20.
5. Allow construction of a solid or partially solid wall along the entire west property line of the PUD including Reserve areas. The design of this wall shall be approved by the Planning Commission prior to issuance of building permit.
6. Allow construction of a 6 foot ornamental wrought iron fence along the south property lines of lots 2-8, block 2.

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

**Kirk** requested a roll call vote with the following results:

**Burks** - Approved  
**Wilks** – Approved  
**Scilaro** – Approved  
**Kirk** – Approved  
**Aubuchon** – Approved  
Motion carried.

**V-01-014 – Request to vacate the north 30 feet of street right-of-way for Mikado, between Park Avenue and Depot Street**

**MOTION:**                    *Sciolaro* moved to defer V-01-014 request to vacate the north 30 feet of street right-of-way for Mikado, between Park Avenue and Depot Street until further information is available.  
*Aubuchon* seconded the motion.  
Motion carried unanimously.

**ADJOURNMENT**

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

Meeting adjourned at 8:27PM.

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Sue Villarreal  
Recording Secretary

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Gary Kirk  
Chairman