

**MINUTES-REGULAR MEETING
MAIZE CITY PLANNING COMMISSION AND
BOARD OF ZONING APPEALS
THURSDAY, APRIL 3, 2014**

The Maize City Planning Commission was called to order at 7:00 p.m., on Thursday, April 3, 2014, for a Regular Meeting with **Gary Kirk** presiding. The following Planning Commission members were present: **Mike Burks, Andy Sciolaro, Gary Kirk, Gerald Woodard** and **Bryan Aubuchon**. The following Planning Commissioners were not present: **Josh Donahue** and **Bryant Wilks**.

Also present were **Sue Villarreal**, Recording Secretary; **Kim Edgington**, Planning Administrator; **Richard LaMunyon**, City Administrator; **Bill McKinley**, City Engineer, **Jason Gish**, MKEC.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

MOTION: **Sciolaro** moved to approve the March 6, 2014 minutes as presented:
Aubuchon seconded the motion.
Motion carried unanimously.

NEW BUSINESS – PLANNING COMMISSION

Watercress Village wall design approval

The developer for Watercress Village is requesting approval for the design of an 8 ft concrete wall for screening along the west boundary of the property.

Gish was present to answer questions from the Commissioners.

MOTION: **Sciolaro** moved to approve the construction of a 8 ft formed concrete wall along the west boundary of the Watercress Village property, subject to the conditions as set forth by staff.
Motion died for lack of a second.

MOTION: **Burks** moved to approve the construction of a 6 ft formed concrete wall along the west boundary of the Watercress Village property, subject to the conditions as set forth by staff.
Motion died for lack of a second.

MOTION: **Aubuchon** moved to approve the construction of a 8 ft formed concrete wall along the west boundary of the Watercress Village property, subject to the following conditions as set forth by staff.

- 1) 8 feet concrete formed wall with column height no higher than 8 feet 8 in.
- 2) Drainage must be approved by the City Engineer.
- 3) Must be a formed wall design and both sides of the wall must match the submitted photos.
- 4) If not in compliance, the wall will be removed and replaced at the expense of the applicant.
- 5) Columns should be set back far enough from street right-of-way to allow for future road and sidewalk construction.
- 6) Plans must be stamped and approved by a structural engineer.
- 7) Developer must apply a finish product to the wall and must maintain both sides of the wall.

Sciolaro seconded the motion.

Motion carried with 4 –yes. 1-no *Woodard*

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

MOTION: *Burks* moved to defer until further information is available.
Aubuchon seconded the motion.
 Motion carried unanimously.

Zoning Code Text Amendment

MOTION: *Burks* moved to approve the amendment to the Zoning Code with the following corrections:

- Article III, Section III-E.2.e.(1) shall be amended as follows:

Features allowed within setbacks. The following structures and features may be located within required setbacks:

- (a) Trees, shrubbery or other features of natural growth;
- (b) Fences or walls that do not exceed six feet in height as measured on the side of the fence with the most vertical exposure above finished grade. Building material may only be wood or wood-like material, chain link metal or ornamental iron.

Sciolaro seconded the motion.

Motion carried unanimously.

ADJOURNMENT:

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

Meeting adjourned at 7:45 PM.

Sue Villarreal
Recording Secretary

Gerald Woodard
Vice-Chairman