

**MINUTES-REGULAR MEETING  
MAIZE CITY PLANNING COMMISSION AND  
BOARD OF ZONING APPEALS  
THURSDAY, JUNE 5, 2014**

The Maize City Planning Commission was called to order at 7:22 p.m., on Thursday, June 5, 2014, for a Regular Meeting with *Gerald Woodard* presiding. The following Planning Commission members were present: *Mike Burks, Andy Sciolaro, Bryant Wilks, Gerald Woodard* and *Jennifer Herrington*. The following Planning Commissioners were not present: *Gary Kirk* and *Bryan Aubuchon*.

Also present were *Sue Villarreal*, Recording Secretary; *Kim Edgington*, Planning Administrator; *Richard LaMunyon*, City Administrator; *Bill McKinley*, City Engineer, *Jason Gish*, MKEC; *Janet* and *Terry Moon*, Applicant; *Willis* and *Joyce Kreutziger*, Applicant; *Paul* and *Judy Allen*, Applicant; *Greg Dotson*, Citizen; *Marion* and *Jackie Storrer*, Citizens; *Ed* and *Dian Routh*, Citizens; *Brian Sears*, Citizen; *Jeff Greep*, Citizen; *Marc Monasmith*, Citizen.

**APPROVAL OF AGENDA**

**MOTION:** *Wilks* moved to approve the agenda with the addition of 7a, Watercress Village Wall Review.  
*Burks* seconded the motion.  
Motion carried unanimously.

**APPROVAL OF MINUTES**

**MOTION:** *Burks* moved to approve the April 3, 2014 minutes as presented:  
*Wilks* seconded the motion.  
Motion carried unanimously.

**NEW BUSINESS – PLANNING COMMISSION**

**Z-01-014 – Zone change request for 3.09 acres at the southwest corner of 45<sup>th</sup> Street North and Maize Road from SF-5 Single-Family Residential to LC Limited Commercial.**

*Terry Moon* asked the commission to consider the zone change from Single-Family Residential to Limited Commercial which would allow their property to be marketed for commercial development.

*Dotson*, who lives south of the property, expressed his concerns for screening and would like to keep his tree line along the south border of the property.

*Jackie Storrer*, who lives west of the property, expressed her concerns for screening.

(7:30 p.m. *Woodard* enters meeting)

**MOTION:** *Sciolaro* moved to approve Z-01-014 zone change request for 3.09 acres at the southwest corner of 45<sup>th</sup> Street North and Maize Road from SF-5 Single Family Residential to LC Limited Commercial subject to the following conditions:

- 1) Existing tree line and fence must remain on the south border of the property.
- 2) Screening must be provided along the west border of the property.
- 3) Property must be platted within 2 years.

*Wilks* seconded the motion.  
Motion carried unanimously.

**Z-02-014 Zone change request for .25 acres at 107 S King (West side of King approximately 150 feet south of Albert) from SF-5 Single Family Residential to GO General Commercial**

Stover's Restoration has purchased this property for additional parking. They are requesting a zone change to General Commercial which allows the use of commercial parking.

*Ed Routh* expressed concerns on drainage of the property.

*Brian Sears* was concerned with who would pay for drainage upgrades. He would like the entrance to line up with his driveway and would like to see screening maximized.

*Marc Monasmith* does not want to see commercial development on the property.

**MOTION:** *Sciolaro* moved to approve Z-02-014 zone change request for .25 acres at 107 S King (West side of King approximately 150 feet south of Albert) from SF-5 Single Family Residential to GO General Commercial for the use of commercial parking subject to the conditions and modifications as set forth in the staff report and subject to a Protective Overlay with the following conditions:

- 1) Screening and landscaping plan along with lighting must be approved by the commission, taking into consideration the input of adjacent property owners.
- 2) Drainage Plan must be approved by City Engineer.
- 3) Type of vehicles in parking lot must be limited to passenger vehicles.
- 4) Pavement must be asphalt or concrete.
- 5) *Burks* seconded the motion.
- 6) Motion carried unanimously.

**OLD BUSINESS – PLANNING COMMISSION**

**Watercress Village Wall Design Review**

The developer for Watercress Village is resubmitting the design of an 8 foot concrete wall for screening along the west boundary of the property.

*Gish* explained to commissioners that they did not have the proper forms to pour the 8 foot wall as originally planned. The new design will require 2 pours. The first pour will be a 2 foot base and the second pour will be a 6 foot wall on top of the base.

**MOTION:** *Sciolaro* moved to approve the construction of an 8 ft formed concrete wall along the west boundary of the Watercress Village property, subject to the conditions previously agreed upon and subject to the following conditions:

- 1) There will be a rusticated horizontal 4" band along the top of the lower base tier and a vertical rustication line 4 feet +/- on center as indicated in picture.
- 2) The ditch should be re-established to its original grade.
- 3) The ditch should be seeded (waterway seed blend), mulched and fertilized.
- 4) Guarantee an established stand of turf and weed control for one year.
- 5) Erosion is occurring along the banks and erosion control mats should be installed.
- 6) Structural Engineer must approve proper design for 2 pours.

*Burks* seconded the motion.  
Motion carried unanimously.

### **RESCHEDULE JULY MEETING DATE**

**MOTION:** *Wilks* moved to change the July meeting date to July 17, 2014.  
*Herington* seconded the motion.  
Motion carried unanimously.

### **ELECTION OF OFFICERS**

**MOTION:** *Wilks* moved to nominate the following officers to their current positions as follows:  
Chair – *Gary Kirk*  
Vice-chair - *Gerald Woodard*  
Secretary – *Bryan Aubuchon*

*Burks* seconded the motion.  
Motion carried unanimously.

### **ADJOURNMENT:**

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

Motion carried unanimously.

Meeting adjourned at 8:46 PM.

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Sue Villarreal  
Recording Secretary

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Gerald Woodard  
Vice-Chair