

**MINUTES-REGULAR MEETING
MAIZE CITY PLANNING COMMISSION AND
BOARD OF ZONING APPEALS
THURSDAY, MARCH 3, 2016**

The Maize City Planning Commission was called to order at 7:00 p.m., on Thursday, March 3, 2016, for a Regular Meeting with *Gary Kirk* presiding. The following Planning Commission members were present: *Mike Burks, Bryant Wilks, Andy Sciolaro, Gary Kirk, Bryan Aubuchon* and *Jennifer Herington*. Not present was *Dennis Downes*. Also present were *Sue Villarreal*, Recording Secretary; *Kim Edgington*, Planning Administrator; *Bill McKinley*, City Engineer; *Tim Austin*, Kaw Valley Engineering and *Scott Servis*, Kaw Valley Engineering.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

MOTION: *Sciolaro* moved to approve the January 7, 2016 minutes as presented.
Aubuchon seconded the motion.
Motion carried unanimously.

NEW BUSINESS – PLANNING COMMISSION

S/D 01-016 – One-step final plat for approximately 12.4 acres on the south side of 53rd Street, ¼ mile east of K-96 – Weninger Maize Commercial Addition

Austin and *Servis* were present to answer questions from the commissioners.

- MOTION:** *Sciolaro* moved to approve S/D 01-016 one-step final plat for Weninger Maize Commercial Addition – subject to the following conditions:
- A. City water and sewer services are currently not available to serve the site.
 - B. Access control except for two openings shall extend along the entire frontage of the property on 53rd Street.
 - C. Minimum pad elevations shall be listed on the plat or on the approved final drainage plan.
 - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions, with cost estimates shall be submitted to the City of Maize for recording.
 - E. **City Engineering** needs to comment on the status of the applicant's final drainage plan.
 - F. This property is in Area C on the FEMA flood map, not in the floodplain.
 - G. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
 - H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable (water service and fire hydrants required for fire protection shall

be as per the direction and approval of the Chief of the Sedgwick County Fire Department.)

- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- K. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Maize, erosion and sediment control devices must be used on ALL projects.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council.
- N. The applicant is reminded that a compact disk (CD) shall be submitted with the final plat tracing to the City of Maize detailing this plat in digital format in AutoCAD, or sent via e-mail to dlemon@cityofmaize.org. This will be used by the County GIS Department.

and subject the additional conditions as listed:

- 1) Show point of access to be paved 100 feet back from 53rd street.
- 2) Subject to approval of drainage plan by City Engineer and Sedgwick County before Council approval.
- 3) Define reserve.

Wilks seconded the motion.

Kirk requested a roll call vote to approve S/D 01-016 as presented with the following results:

Burks – yes

Wilks - yes

Sciolaro - yes

Kirk – yes

Aubuchon- yes

Herington – yes

Motion carried unanimously.

ADJOURNMENT:

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

Meeting adjourned at 7:46 PM.

Sue Villarreal
Recording Secretary

Gary Kirk
Chairman