

**MINUTES-REGULAR MEETING  
MAIZE CITY PLANNING COMMISSION AND  
BOARD OF ZONING APPEALS  
THURSDAY, February 7<sup>th</sup>, 2008**

The Maize City Planning Commission was called to order at 7:30p.m., on Thursday, February 7th, 2008, for a Regular Meeting with *Gerald Woodard* presiding. The following Planning Commission members were present: *Andy Sciolaro, Bryan Aubuchon, Alex McCreath, Pat Stivers, and Kevin Reid.*

Also present were *Sue Villarreal*, Recording Secretary; *Kim Edgington*, Planning Administrator; *Bill McKinley*, City Engineer; *Pat Longwell*, Code Enforcement Officer; *Shane Coelho*, Senior Management Analyst; *David Mollhagen*, Clear Channel; *Nick Esterline*, Z-01-008 Applicant; *Tim Austin*, Poe & Associates; *Kathy Reed*, Maize City Council Member; *Tom Reed*, BZA-A-01-008 Case.

**APPROVAL OF AGENDA**

**MOTION:** *Stivers* moved to approve the Agenda with the addition of 7a, Case BZA-A-01-008.  
*Sciolaro* seconded the motion.  
Motion carried unanimously.

**APPROVAL OF MINUTES**

**MOTION:** *Sciolaro* moved to approve the January 17th 2008 minutes.  
*Stivers* seconded the motion.  
Motion carried unanimously.

**New Business – Planning Commission**

**Z-01-008 - Zone change request for 5.6 acres from SF-5 Single Family to LC Limited Commercial at 4401 N. Maize Road, on the west side of Maize Road between 45<sup>th</sup> Street and Hampstead Street.**

*Austin & Esterline* are in agreement with the conditions and recommendations set forth in the staff report.

**MOTION:** *Sciolaro* moved to approve **Z-01-008** zoning change request subject to conditions and modifications as set forth in staff report.  
*Aubuchon* seconded the motion.  
Motion carried unanimously.

**Z-02-008 – Zone change request for 0.5 acres from SF-5 Single Family to TF-3 Two-Family residential at 144 S. Queen, at the southeast corner of Queen and Albert.**

**MOTION:**                    *Sciolaro* moved to table the zoning change request until the March 6<sup>th</sup> meeting when the applicant can be present.  
*Stivers* seconded the motion.  
Motion carried unanimously.

**Old Business – Planning Commission**

**City of Maize Sign Code – Continuation of Public hearing for review of new sign code.**

*Mollhagen* asks the commission to change the height allowance of billboard signs to 35 feet to avoid the obstruction of truck traffic.

**MOTION:**                    *Sciolaro* moved to approve the City of Maize Sign Code with conditions, modifications and suggestions.  
*Reid* seconded the motion.  
Motion carried unanimously.

**8:00 p.m. Planning Commission ends.**

**New Business – Board of Zoning Appeals**

**BZA – A-01-008 Appeal of Planning Administrators interpretation of the City of Maize Zoning Code pertaining to the fair market value of the property located at 100 S. Khedive.**

*Edgington* presented a letter written by Sedgwick County Fire Marshall, Tim Millsbaugh which stated that the damage to the structure was well beyond 50 percent of the structure's market value. According to Article VII of the City of Maize Zoning Code the structure in question is considered nonconforming because the zoning for that area is SF-5 Single -Family Residential. *Edgington* states that any text amendments to the zoning code would follow a series of public hearings and then be presented to the city council for approval. The property could still be used for a single-family residence or Residential-Design Manufactured Home as defined in Article IV, Section IV-D of the City of Maize Zoning Code.

**MOTION:**                    *Sciolaro* moved to affirm the Planning Administrators interpretation of the City of Maize Zoning Code.  
*Stivers* seconded the motion.  
Motion carried unanimously.

**ADJOURNMENT**

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

Meeting adjourned at 8:50 PM.

Approved by the Planning Commission and Board of Zoning Appeals  
on \_\_\_\_\_, 2008

---

Sue Villarreal  
Recording Secretary

---

Gerald Woodard  
Chairman