

**MINUTES-REGULAR MEETING  
MAIZE CITY PLANNING COMMISSION AND  
BOARD OF ZONING APPEALS  
THURSDAY, May 1, 2008**

The Maize City Planning Commission was called to order at 7:30 p.m., on Thursday, May 1, 2008, for a Regular Meeting with *Gerald Woodard* presiding. The following Planning Commission members were present: *Andy Sciolaro, Bryan Aubuchon, Alex McCreath, Kevin Reid* and *Mary Belton*.

Also present were *Sue Villarreal*, Recording Secretary; *Kim Edgington*, Planning Administrator, *Bill McKinley*, City Engineer, *Shane Coelho*, Sr. Management Analyst, *Don Piros*, Landmark, *Jim Denning*, citizen, *Troy Hagerman*, Mathewson LLC, *Keith Anderson*, Mathewson LLC, *Marie Stewart*, Z-02-008.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

**MOTION:** *Sciolaro* moved to approve the April 3, 2008 minutes.  
*Aubuchon* seconded the motion.  
Motion carried unanimously.

**Old Business – Planning Commission**

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

*Stewart* was present to answer questions from the commissioners concerning the Zone change. *Stewart* plans to build a duplex on this lot and assures the commissioners that it will increase the property value of the neighborhood and will be quality built and well maintained.

**MOTION:** *Belton* moved to approve the zoning change request from SF-5 Single family residential to TF-3 Two-family residential at 144 S Queen subject to conditions and modifications set forth in the staff report.  
*Sciolaro* seconded the motion.  
Motion carried unanimously.

**New Business – Planning Commissioner**

**V-01-008 – Request to vacate a portion of a platted utility easement at 11800 Albert Circle (south of 53<sup>rd</sup> Street, ¼ mile east of 119<sup>th</sup> Street).**

**MOTION:** *Reid* motions to approve the request to vacate a portion of a platted utility easement at 11800 Albert Circle with conditions and modifications set forth in the staff report. *Aubuchon* seconded the motion. Motion carried unanimously.

**BZA-01-008 – Request for a conditional use for self-storage warehouse at 3641 N. Maize Road (south of 45<sup>th</sup> Street on the west side of Maize Road).**

*Hagerman* and *Anderson* were present to answer questions concerning the proposed self-storage warehouse. *Denning* asked what the building would be composed of. He requested that the building be constructed of stucco and not metal.

**MOTION:** *Sciolaro* motions to approve the request for a conditional use for a self-storage warehouse at 3641 N. Maize Road with the conditions and modifications set forth in the staff report and suggestions provided by the commission as follows:

#17 changed to not more than 47.5 % of lot area covered by building.

#12 Modified to require a monument type sign not to exceed 12 feet in height nor exceed 50 square feet in gross surface area.

*Reid* seconded the motion. Motion carried unanimously.

**Planning Commission Bylaws**

**MOTION:** *Sciolaro* motions to approve the Planning Commission Bylaws with the suggestions and modifications made by the commissioners as follows:  
Article 1 Section 3. Any member that absentees themselves for more than three consecutive regular meetings or misses a total of 4 meetings during a calendar year shall be notified that the Commission will recommend to the Mayor that their membership be declared vacated and a replacement appointment be made.  
Article 2 Section 3. 1. To record the minutes of each Commission meeting and submit them to the Commission for approval.  
*Belton* seconded the motion. Motion carried.

**ADJOURNMENT**

**MOTION:** With no further business before the Planning Commission,

*McCreath* moved to adjourn.  
*Aubuchon* seconded the motion.  
Motion carried unanimously.

Meeting adjourned at 9:05 PM.

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

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Sue Villarreal  
Recording Secretary

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Gerald Woodard  
Chairman