

**MINUTES-REGULAR MEETING  
MAIZE CITY PLANNING COMMISSION AND  
BOARD OF ZONING APPEALS  
THURSDAY, June 26, 2008**

The Maize City Planning Commission was called to order at 7:30 p.m., on Thursday, June 26, 2008, for a Regular Meeting with *Gerald Woodard* presiding. The following Planning Commission members were present: *Andy Sciolaro, Pat Stivers, Alex McCreath* and *Gary Kirk*.

- Also present were *Sue Villarreal*, Recording Secretary; *Kim Edgington*, Planning Administrator, *Bill McKinley*, City Engineer, *Shane Coelho*, Sr. Management Analyst, *Pat Longwell*, Code Enforcement Officer, *Jimmy Lynn*, Resident, *Brady King*, Resident, *Rachel More*, Resident, *Karie Kerr*, Trimark Signworks, *Scott Lehner*, Perfection Builders, *Bob Scott*, Fiddlers Cove, *Greg Allison*, MKEC, *Marv Schellenberg*, Hampton Lakes.

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**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

**MOTION:** *Sciolaro* moved to approve the May 1, 2008 minutes.  
*McCreath* seconded the motion.  
Motion carried unanimously.

**PUBLIC COMMENTS/QUESTIONS**

*Jimmy Lynn*, resident of Carriage Crossing was present to address the commission in regard to problems in the Carriage Crossing Development. He expressed concerns about: 1) A second point of access, 2) Properties which are not being maintained, 3) Properties that have been occupied for more than 1 year and have not been landscaped, 4) Abandoned vehicles, and 5) What the Homeowner's Association dues are being used for.

*Richelle More*, resident of Carriage Crossing expressed many of the same concerns.

*Woodard* excused himself from the Planning Commission at 7:40 p.m. due to a conflict of interest with the following agenda items.

**New Business – Planning Commission**

**Z-03-008 – Zone change request for 16.81 acres from SF-5 Single Family to MF-18 Multi-Family on the east side of Maize Road between Bluestem and 45<sup>th</sup> Street North (associated with S/D 02-008).**

*Scott Lehner* of Perfection Builders presented a slide show of the proposed townhomes. He stated that they would be upscale 4-plex owner-occupied buildings.

*Bob Scott* of Fiddler's Cove was present to state that he had made an agreement with Perfection Builders to provide a 6 foot screening wall of concrete and stone with columns every 50 feet. He agreed to provide the trees for landscaping

**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