

**MINUTES-REGULAR MEETING
MAIZE CITY PLANNING COMMISSION AND
BOARD OF ZONING APPEALS
THURSDAY, November 6, 2008**

The Maize City Planning Commission was called to order at 7:30 p.m., on Thursday, November 6, 2008, for a Regular Meeting with *Gerald Woodard* presiding. The following Planning Commission members were present: *Andy Sciolaro, Bryan Aubuchon, Alex McCreath, Pat Stivers, Kevin Reid and Gary Kirk.*

Also present were *Sue Villarreal*, Recording Secretary; *Kim Edgington*, Planning Administrator; *Bill McKinley*, City Engineer; *Tom Lassley*, Remax; *Chris Bohm*, Ruggles & Bohm.

APPROVAL OF AGENDA

MOTION: *Sciolaro* moved to approve the Agenda with the move of item 10 to item 8.
Stivers seconded the motion.
Motion carried unanimously.

APPROVAL OF MINUTES

MOTION: *Sciolaro* moved to approve the October 2, 2008 minutes.
Stivers seconded the motion.
Motion carried unanimously.

McCreath excuses himself from the Planning Commission due to a conflict of interest with the following agenda items. 7:40 p.m.

New Business – Planning Commission

S/D 04-008 – Timber Ridge Place One –step final plat for a 13 lot multi-family subdivision at the intersection of Queen and Liberty

Bohm was present to answer questions concerning the plat. The commissioners had several concerns which included:

- 1) Parking
- 2) Size of lots
- 3) Size of units
- 4) Type of construction

Bohm stated that the duplexes would have a Masonry front with siding on the other 3 sides. The units will be rentals with approximately 1000 square feet. They will rent for \$800 to \$900 per month. He advised that the improvements for streets, sewer and water will be petitioned. They will be willing to add 1 extra concrete parking apron per lot to help alleviate issues with parking. They will also add extra parking on the east end of lot 5 and the west end of lot 8.

MOTION: *Reid* moved to approve the One-step final plat for Timber

Ridge Place Addition subject to the conditions and modifications set forth in the staff report and subject to the following conditions:

- 1) The addition of 1 concrete apron per lot and the addition parking on the east end of lot 5 and the west end of lot 8.
- 2) Review of parking design by Planning Administrator
- 3) Removal of G & H from the staff report
- 4) Add 3 drainage easements: 10 feet on the North, 10 feet on the West and 20 feet on the South

Kirk seconded the motion.

Motion carried 5 yes 1 no(*Stivers*)

Z-08-008 – Rezoning request for 3.2 acres at the intersection of Queen and Liberty (associated with S/D 04-008), from SF-5 Single-family to TF-3 Two-family

MOTION:

Kirk motions to approve the request for zoning changes for 3.2 acres at the intersection of Queen and Liberty (associated with S/D 04-008), from SF-5 Single-family to TF-3 Two-family subject to the conditions and modifications set forth in the staff report

Reid seconded the motion.

Motion carried 5-yes 1-no (*Stivers*)

McCreath rejoins the Planning Commission at 8:05 p.m.

Z-06-008 – Rezoning request for 10 acres at 4037 N. Tyler, from SF-5 Single-family to LC Limited Commercial and MF-29 Multi-Family

Edgington stated in the staff report that a portion of the proposed change, that of Limited Commercial zoning along Tyler road, is an appropriate use of land. However, staff did not feel that multi-family zoning was appropriate on the remainder of the property due to its proximity to the platted residential property to the west. *Lassley* agreed and stated that they would ask for rezoning on parcel 2 at a later date.

MOTION:

Aubuchon motions to approve the request for a zoning change on Parcel 1 at 4037 N. Tyler from SF-5 Single-Family to LC Limited Commercial and deny request for zoning change on Parcel 2 at 4037 N. Tyler from SF-Single-Family to MF-29 Multi-Family subject to the conditions and modifications set forth in the staff report.

Stivers seconded the motion.

Motion carried unanimously.

Z-07-008 – Rezoning request for 10 acres at 3915 N. Tyler, from SF-5 Single-Family to LC Limited Commercial and MF-29 Multi-Family

Edgington stated in the staff report that a portion of the proposed change, that of Limited Commercial zoning along Tyler road, is an appropriate use of land. However, staff recommended that a type of office complex would be a more appropriate use for Parcel 4 and would have a lesser impact on neighboring property. *Lassley* agreed and stated that they would ask for rezoning on Parcel 4 at a later date.

MOTION: *Reid* motions to approve the request for a zoning change on Parcel 3 at 3915 N. Tyler from ST-5 Single-Family to LC Limited Commercial and dely request for zoning change on Parcel 4 from SF-5 Single-Family to MF-29 Multi-Family subject to the conditions and modifications set forth in the staff report.

Aubuchon seconded the motion.
Motion carried unanimously.

ADJOURNMENT

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

Meeting adjourned at 8:45 PM.

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

Sue Villarreal
Recording Secretary

Gerald Woodard
Chairman