

**MINUTES-REGULAR MEETING
MAIZE CITY PLANNING COMMISSION AND
BOARD OF ZONING APPEALS
THURSDAY, December 4, 2008**

The Maize City Planning Commission was called to order at 7:35 p.m., on Thursday, December 4, 2008, for a Regular Meeting with *Gerald Woodard* presiding. The following Planning Commission members were present: *Andy Sciolaro, Alex McCreath, Kevin Reid and Gary Kirk.*

Also present were *Sue Villarreal*, Recording Secretary; *Kim Edgington*, Planning Administrator; *Bill McKinley*, City Engineer; *Shane Coelho*, Sr. Management Analyst; *Greg Allison*, M.K.E.C.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

MOTION: *Sciolaro* moved to approve the November 6, 2008 minutes.
Reid seconded the motion.
Motion carried unanimously.

Woodard excuses himself from the Planning Commission due to a conflict of interest with the following agenda item. 7:45 p.m.

New Business – Planning Commission

Z- 09-008 – Rezoning request for 22 acres from SF-5 Single-Family to LC Limited Commercial with a Community Unit Plan. Property located in the 4000 block of North Maize Road, directly east of Hampton Lakes Road.

Allison was present to answer questions from the commissioners. He stated that the access to the development would be from an extension of Reed Avenue which turns into Village Street and gives a second point of access to Watercress Village Addition as set forth in the CUP plan. He also added that parcels 1 and 9 would be limited to uses within the General Office Zoning District.

Edgington states that the proposed change is an appropriate use along with the creation of the Community Unit Plan. The proposed zoning change is recommended subject to the conditions and modifications set forth in the staff report.

MOTION: *Sciolaro* moved to approve the rezoning request for 22 acres located in the 4000 block of North Maize Road from

SF-5 Single-Family to LC Limited Commercial with a Community Unit Plan subject to the conditions and modifications set forth in the staff report and subject to the following conditions:

- 1) Platting of the property shall be completed within 1 year of approval of zoning changes by Maize City Council.
- 2) Maximum building coverage shall be 30% for all parcels, in accordance with the Maize Zone Code.
- 3) Item 6.H.1. Of the CUP needs to have 'signage' added as the second word.

Reid seconded the motion.
Motion carried unanimously.

Woodard rejoins the Planning Commission at 8:03 p.m.

Approval of 2009 meeting calendar

MOTION: *Reid* moved to approve the 2009 meeting calendar with the January 1st meeting changed to January 8th and the July 2nd meeting changed to July 9th.

Sciolaro seconded the motion.
Motion carried unanimously.

ADJOURNMENT

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

Meeting adjourned at 8:25 PM.

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

Sue Villarreal
Recording Secretary

Gerald Woodard
Chairman