

**MINUTES-REGULAR MEETING  
MAIZE CITY PLANNING COMMISSION AND  
BOARD OF ZONING APPEALS  
THURSDAY, JULY 23, 2009**

The Maize City Planning Commission was called to order at 7:00 p.m., on Thursday, *July 23, 2009, for a Regular Meeting with Gerald Woodard presiding. The following* Planning Commission members were present: *Kevin Reid, Alex McCreath, Sarah Goertz* and *Gary Kirk*.

Also present were *Sue Villarreal*, Recording Secretary; *Kim Edgington*, Planning Administrator; *Richard Lamunyon*, City Administrator; *Pat Longwell*, Code Enforcement Officer; *Kirk Miller*, K.E. Miller Engineering; *Ken Lee*, Ruggles & Bohm; *Curt Watkins*, Geisert, Wunch & Watkins; *Robert Wunch*, Geisert, Wunch & Watkins.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

**MOTION:** *McCreath* moved to approve the June 4, 2009 minutes.  
*Goertz* seconded the motion.  
Motion carried unanimously.

**REVIEW OF SIGN CODE**

*Longwell* was present to answer questions concerning the proposed addition of 12A-215(f) which addresses corner site triangles. She stated that monument signs would not be allowed within the site triangle however, pole signs would be allowed providing the guidelines are met for height requirements.

**MOTION:** *Kirk* moved to approve the sign code with the addition of item 12A-215 (f).  
*McCreath* seconded the motion.  
Motion carried unanimously.

*Woodard* excused himself from the Planning Commission at 7:22 P.M. due to a conflict of interest with the next agenda item.

**NEW BUSINESS**

**Z-01-009 Zoning change from SF-5 Single Family to MF-18 Multi Family for 33 acres on the south side of 53<sup>rd</sup> Street approximately 1/3 mile east of Tyler.**

**Miller** was present to request a zoning change from SF-5 Single Family to MF-18 Multi Family for property located 1/3 mile east of Tyler and South of 53<sup>rd</sup> street North.

The following questions were asked by the commissioners concerning the zoning case:

- \*Would all units be rentals?
- \*Would there be screening along the southern edge of the development adjacent to Emerald Springs?
- \*What would the units rent for and what type of clientele would they hope to draw?
- \*Would any units be section 8 or section 42 housing?
- \*How many units and if more units were requested what would be done to add them?
- \*Would there be safe rooms available?
- \*What type of building materials would be used for construction?
- \*Does developer have any history with similar developments and what management group would be used?
- \*Who is the architect?

**Lee** responded by saying he was working with **Miller** on a plan for screening but also expressed that he would not want to see any greater density than currently planned. He also said he did not want to see Section 8 and Section 42 housing and expressed concerns about the height of the apartment buildings. **Lee** was not concerned with drainage as long as they met the drainage requirements.

**Edgington** said the commissioners could include a restrictive covenant that would address the issues concerning the number of units, screening, and height requirements. They will also need to dedicate additional right-of-way for points of access.

**Miller** stated that the project would be funded by private funds and they would only be asking for special assessments for water.

The commissioners agreed that they would like to defer the case until the developer and the architect can be present due to many unanswered questions.

**MOTION:** **Reed** moved to defer the case until the August 6th meeting and requested the presence of the developer and architect.  
**Kirk** seconded the motion.  
Motion carried unanimously.

**Woodard** rejoined the Planning Commission at 8:08 P.M.

## **ADJOURNMENT**

**MOTION:** With no further business before the Planning Commission,  
**Kirk** 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 \_\_\_\_\_, 2009

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Sue Villarreal  
Recording Secretary

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Gerald Woodard  
Chairman