

**MINUTES-REGULAR MEETING
MAIZE CITY PLANNING COMMISSION AND
BOARD OF ZONING APPEALS
THURSDAY, SEPTEMBER 3, 2009**

The Maize City Planning Commission was called to order at 7:00 p.m., on Thursday, September 3, 2009, for a Regular Meeting with *Gerald Woodard* presiding. The following Planning Commission members were present: *Andy Sciolaro, Kevin Reid, Bryan Aubuchon, Alex McCreath, Sarah Goertz* and *Gary Kirk*.

Also present were *Sue Villarreal*, Recording Secretary; *Kim Edgington*, Planning Administrator; *Bill McKinley*, City Administrator; *Richard LaMunyon*, City Administrator; *Jean Evers*, Z01-009 applicant; *Clair Donnelly*, Mayor; *Nick Ard*, Council Member; *William Thomas*, Citizen; *Steven Banks*, Citizen; *Mark & Linda Register*, Citizens; *Mark Houser*, Citizen; *Len Merotte*, Emerald Springs LLC ; *Joe Kramer*, Emerald Springs LLC ; *Dennis Downs*, Citizen; *Pat Stivers*, Council member; *Kirk Miller*, K.E. Miller Engineering; *Greg Allison*, MKEC.

APPROVAL OF AGENDA

MOTION: *Reid* moved to approve the agenda as presented.
 Goertz seconded the motion.
 Motion carried unanimously.

APPROVAL OF MINUTES

MOTION: *Reid* moved to approve the August 6, 2009 minutes.
 Sciolaro seconded the motion.
 Motion carried unanimously.

OLD BUSINESS

S/D 01-009 -Final plat Hampton Lakes Office Park North Addition. A replat of a portion of Hampton Lakes Addition (Lots 3, 4, Block 2 and Reserve B)

Allison stated that the re-plat was designed to create smaller lots from the larger existing lots to make room for future commercial development. Also, some of the lots were redesigned to accommodate the purchase of right-of -way by KDOT for the Northwest Bypass.

MOTION: *Reid* moved to approve the final plat of Hampton Lakes Office Park North Addition subject to conditions and modifications set forth in the staff report and including the following condition:

- The installation of concrete culverts along Maize road when roadway is built or when the City Engineer determines they are needed for development of the area.

Kirk seconded the motion.
Motion carried unanimously.

Woodard excuses himself from the Planning Commission due to a conflict with the next agenda item.

OLD BUSINESS

Z-01-009 – Zone change from SF-5 Single Family to MF – 18 Multi Family for 33.6 acres on the south side of 53rd Street approximately 1/3 mile east of Tyler.

Evers and Miller presented to the commissioners a Declaration of Covenants and an Executive Summary for the Summerfield Park Development. The Planning Commission discussed various issues concerning the development such as building materials, building height, density, traffic, management, storm shelters, timeline, crime, neighboring communities, and waste receptacles.

MOTION:

Sciolaro moved to approve the zone change from SF-5 Single Family to MF-18 Multi Family subject to the conditions and modifications set forth in the staff report and subject to the following conditions set forth in the protective overlay.

1. Density limited to 9 dwelling units per acre.
2. Building height restricted to 35 feet.
3. Amendments to Restrictive Covenants would be reviewed by the City Council. This action would require a revision of Section 5.10 of the restrictive covenants.
4. A right turn acceleration land, deceleration lane and left turn entrance lane be constructed when the development is at 50% completion with the developer providing financial responsibility for said improvements.
5. Building materials will consist of those expressed in Section 3.01 and 3.02 of the Restrictive covenants provided by the applicant.
6. An adequate number of storm shelters shall be provided as set forth by FEMA guidelines.
7. Architectural drawings, building elevations, building materials and site plans must be reviewed by a sub-committee of the Planning Commission.
8. The sub-committee of the Planning Commission will also review and approve the number and placement of waste receptacles in the development.
9. As outlined in Section 3.07 of the Restrictive Covenants submitted by the applicant, screening shall be provided from the single-family residential property by berms and/or fencing.

10. Section 4.01 of the Restrictive Covenants submitted by the applicant shall be amended to prohibit subleasing of any unit.

Sciolaro seconded the motion.
Motion carried unanimously.

Woodard rejoined Planning Commission at 8:50 p.m.

ELECTION OF OFFICERS

MOTION: *Aubuchon* nominated *McCreath* for Chairman.
Reid seconded the nomination.
Nomination carried.

MOTION: *Woodard* nominated *Reid* for Vice-Chairman.
Aubuchon seconded the nomination.
Nomination carried.

MOTION: *Sciolaro* nominates *Kirk* for Secretary.
Reid seconded the nomination.
Nomination carried.

ADJOURNMENT

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

Meeting adjourned at 9:02 PM.

Approved by the Planning Commission and Board of Zoning Appeals
on _____, 2009

Sue Villarreal
Recording Secretary

Gerald Woodard
Chairman