

**MINUTES-REGULAR MEETING  
MAIZE CITY PLANNING COMMISSION AND  
BOARD OF ZONING APPEALS  
THURSDAY, APRIL 1, 2010**

The Maize City Planning Commission was called to order at 7:20 p.m., on Thursday, April 1, 2010, for a Regular Meeting with *Alex McCreath* presiding. The following Planning Commission members were present: *Kevin Reid*, *Sarah Goertz* and *Gary Kirk*.

Also present were *Sue Villarreal*, Recording Secretary; *Kim Edgington*, Planning Administrator; *Bill McKinley*, City Engineer; *Richard LaMunyon*, City Administrator; *Russ Ewy*, Baughman Company; *Ginny Mitchell*, Citizen; and *Jason Gish*, MKEC Engineering.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

**MOTION:**                    *Kirk* moved to approve the March 4, 2010 minutes.  
                                      *Reid* seconded the motion.  
                                      Motion carried unanimously.

**Old Business – Planning Commission**

**CU-01-010 – Conditional use for a 23-acre sandpit south of 53<sup>rd</sup> Street east of Tyler.  
Rescheduling of public hearing.**

*Ewy* was present to answer questions from the commissioners.

*McKinley* stated he would like to see a future access point to the property to the East which is currently owned by Ginny Mitchell.

*Mitchell* would like to keep the tree row between the sandpit and her property to the East to help provide dust control. She was supportive of trimming trees off of 53<sup>rd</sup> for safety concerns. She also had concerns of erosion along the East side of the pit that may cross her property line.

**MOTION:** *Reid* moved to amend CU-02-007 to include all provisions and new dimensions and subject to conditions and modifications set forth in the staff report and including the following conditions:

- 1) Access road to be paved 100 feet south of 53<sup>rd</sup> street.
- 2) Trees cleared along east property line south of 53<sup>rd</sup> street to allow for visibility.
- 3) Provide future access point to the east.
- 4) 10 year time line will begin at time permit is pulled.

*Goertz* seconded the motion.  
Motion carried unanimously.

### New Business – Planning Commission

#### PUD-02 – Planned Unit Development zone change for approximately 15 acres east of Maize Road, between 45<sup>th</sup> Street and Bluestem

*Gish* explained to the commissioners that the KDOT purchase of right-of-way along the north portion of the property made it necessary to change the layout of the buildings and lots on the property. These changes would not allow the needed setbacks necessary for MF-18 Multi-family zoning. A PUD would make it possible to adjust the setbacks.

**MOTION:** *Goertz* moved to approve PUD-02 subject to conditions and modifications set forth in the staff report.  
*Kirk* seconded the motion.  
Motion carried unanimously.

#### S/D 01-010 – Watercress village 2<sup>nd</sup> Addition – a replat of Watercress Village Addition, east of Maize Raod, between 45<sup>th</sup> Street and Bluestem

*McKinley* stated that Goldenrod needed to be included in the plat and assessed to Watercress Village Addition. Plat needs to be revised to show extension in to Watercress. Also the drainage plan needs to be submitted for final approval.

**MOTION:** *Reid* moved to approve S/D 01-010 subject to the conditions and modifications set forth in the staff report and subject to the following conditions:

- 1) City Engineers final approval of drainage plan.
- 2) Plat must be revised to show Goldenrod extension into Watercress.

*Kirk* seconded the motion.  
Motion carried unanimously.

**ADJOURNMENT**

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

Meeting adjourned at 8:55 PM.

Approved by the Planning Commission and Board of Zoning Appeals on April 1, 2010.

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Sue Villarreal  
Recording Secretary

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Alex McCreath  
Chairman