

**MINUTES-REGULAR MEETING  
MAIZE CITY PLANNING COMMISSION AND  
BOARD OF ZONING APPEALS  
THURSDAY, NOVEMBER 4, 2010**

The Maize City Planning Commission was called to order at 7:00 p.m., on Thursday, November 4, 2010, for a Regular Meeting with **Gary Kirk** presiding. The following Planning Commission members were present: **Andy Sciolaro, Jack Pew, Gerald Woodard, Bryan Aubuchon and Sarah Goertz.**

Also present were **Sue Villarreal**, Recording Secretary; **Kim Edgington**, Planning Administrator; **Pat Longwell**, Code Enforcement Officer; **Bill McKinley**, City Engineer; **Rebecca Bouska**, Deputy City Administrator; **Brandon Mull**, Citizen; **Rob Hartman**, Professional Engineering Consultants; **Bob Scott**, Fiddler's Cove Developer.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

**MOTION:** **Woodard** moved to approve the September 9, 2010 minutes.  
**Aubuchon** seconded the motion.  
Motion carried unanimously.

**ELECTION OF CHAIRPERSON**

Chairperson **Alex McCreath** was appointed to City Council which created a vacancy for this position.

**MOTION:** **Kirk** moved to nominate **Andy Sciolaro** as Chairperson.  
**Pew** seconded the motion.  
Motion carried unanimously.

**NEW BUSINESS – PLANNING COMMISSION**

**Z-02-010 - Change of zoning district classification for approximately 4 acres from SF-5 Single-Family Residential zoning district to MF-18 Multi-Family zoning district for property generally located on the east side of Maize Road ½ mile south of 53<sup>rd</sup> Street North (south and west of Fieldstone Apartments).**

Applicants requested a deferral to the December 2, 2010 meeting.

**MOTION:** **Pew** moved to defer **Z-02-010** for Fieldstone Apartments until the December 2, 2010 meeting.  
**Kirk** seconded the motion.  
Motion carried unanimously.

**SD-02-010 - Fiddler's Cove 4<sup>th</sup> Addition, a replat of Fiddler's Cove at Prairie Pines 2<sup>nd</sup> Addition.**

The applicant is requesting to replat this property to adjust the layout due to the dedication of right-of-way for the future Northwest Bypass.

*McKinley* stated that an access road must be constructed beginning at the railroad right-of-way along the north side of Reserve A to west property line, south along west side of Reserve A and between the south side of Reserve A and north side of block 12 connecting to Fiddler's Cove. There will also have to be an emergency access road between lots 5 and 6 in block 1.

**MOTION:** *Goertz* moved to approve **S/D02-010** replat of Fiddler's Cove 4<sup>th</sup> Addition subject to the conditions and modifications set forth in the staff report and subject to staff comments and the following conditions before final approval by council:

- 1) There must be an emergency access road between lots 5 and 6 in block 1.
- 2) There must be an access road constructed beginning at the railroad right-of-way along the north side of Reserve A to west property line, south along west side of Reserve A and between the south side of Reserve A and north side of block 12 connecting to Fiddler's Cove. It must be 12 feet wide with 15 feet of overhead clearance and a quality rock surface of 3-4 inches to be maintained by developer or HOA.

*Aubuchon* seconded the motion.  
Motion carried unanimously.

**MOTION:** *Woodard* moved to recess as Planning Commission at 7:28 p.m. and convene as Board of Zoning Appeals.  
*Aubuchon* seconded the motion.  
Motion carried unanimously.

**City of Maize Board of Zoning Appeals**

**BZA-V-01-010 Variance to reduce the required number of parking spaces from 8 to 0 for a neighborhood swimming pool located in Reserve B of Fiddler's Cove at Prairie Pines 2<sup>nd</sup> Addition.**

*Bob Scott*, developer of Fiddler's Cove at Prairie Pines 2<sup>nd</sup> Addition was present to discuss parking for the neighborhood pool located in Reserve B.

Commissioners discussed the necessity for parking and commented that there must be an area wide enough for an emergency vehicle to access the pool area.

**MOTION:** *Goertz* moved to approve **BZA-V-01-010** with the following requirements:

- 1) Minimum of 5 parking spaces: 1-ADA and 4-regular spaces along Stonebarn between Lot 1 and Lot 29 of block 2.
- 2) Increase the width of the 5 foot sidewalk to a width approved by the fire department.
- 3) Slope of the sidewalk must be greater than 1:12 per ADA requirements.

*Woodard* seconded the motion.  
Motion carried unanimously.

*Woodard* excuses himself from the Board of Zoning Appeals due to a conflict with the next agenda item.

**BZA-V-02-010 – Variance to allow directional signage to be placed within street right-of-way along Fiddler’s Cove north of 37<sup>th</sup> Street.**

Jeff and Denise Bennett of 9509 Moss Rose were not notified of the hearing and would like to be present when this case is discussed.

**MOTION:**                    *Kirk* moved to defer **BZA-V-02-010** until the December, 2010 meeting.  
*Aubuchon* seconded the motion.  
Motion carried unanimously.

**BZA-V-03-010 – Variance to allow the storage of two semi-trailers at 103 S. Queen.**

Commercial semi-trailers parked on residential property are a violation of city code.

*Brandon Mull* was present to request permission to locate the trailers on his property so he can convert them into personal use and eventually remove them from the property. The trailers are visible from both the east and west sides of the property however, they are located in the rear of the property and will be screened.

**MOTION:**                    *Woodard* moved to approve **BZA-V-03-010** variance to allow the storage of two semi-trailers at 103 S Queen with the following staff recommendation and conditions:

- 1) Only two (2) trailers shall be allowed on this property.
- 2) Trailers shall remain in the rear (west) half of the property.
- 3) All signage shall be removed from the trailers.
- 4) Screening to the east and west of the trailers shall be provided to obscure the view from adjacent properties.
- 5) Trailers shall be removed from the property by November 1, 2011.
- 6) If trailers are not removed by this date the City of Maize shall take such legal action as is necessary to remove the trailers.

*Goertz* seconded the motion.  
Motion carried unanimously.

**MOTION:** *Aubuchon* moved to adjourn as Board of Zoning Appeals at 8:20 p.m. and reconvene as Planning Commission.  
*Woodard* seconded the motion.  
Motion carried unanimously.

### **Old Business – Planning Commission**

#### **Adoption of Park Master Plan**

**MOTION:** *Pew* moved to adopt the Park Master Plan as a component of the Comprehensive Plan.  
*Goertz* seconded the motion.  
Motion carried unanimously.

#### **ADJOURNMENT**

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

Meeting adjourned at 8:32 PM.

Approved by the Planning Commission and Board of Zoning Appeals on December 2, 2010.

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Sue Villarreal  
Recording Secretary

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Andy Sciolaro  
Chairman