

**MINUTES-REGULAR MEETING
MAIZE CITY PLANNING COMMISSION AND
BOARD OF ZONING APPEALS
THURSDAY, SEPTEMBER 3, 2015**

The Maize City Planning Commission was called to order at 7:00 p.m., on Thursday, September 3, 2015, for a Regular Meeting with **Gary Kirk** presiding. The following Planning Commission members were present: **Mike Burks, Andy Sciolaro, Gary Kirk, Dennis Downes** and **Bryan Aubuchon**. Planning Commissioner not present were, **Bryant Wilks** and **Jennifer Herington**.

Also present were **Sue Villarreal**, Recording Secretary; **Kim Edgington**, Planning Administrator; **Richard LaMunyon**, City Administrator; **Bill McKinley**, City Engineer; **Gerald Woodard**, Walker, Lane and Reed; **Scott Case**, Case & associates; **Tim Austin**, Kaw Valley Engineering; **Austin Duree**, resident; **Ron Weddle**, resident; **Marsha Weddle**, resident; **Elizabeth Tatge**, resident; **Joe Claeys**, resident; **Patrick Morgan**, resident.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

MOTION: **Downes** moved to approve the July 9, 2015 minutes as presented:
Burks seconded the motion.
Motion carried unanimously.

NEW BUSINESS – PLANNING COMMISSION

Z-03-015 Zone change for approximately 24.4 acres from SF-5 Single-Family Residential to 5.4 acres of Limited Commercial and 19 acres of MF-29 Multi-Family Residential on the east side of Maize Road east of Hampton Lakes Road.

Aubuchon entered the meeting at 7:03 p.m.

Edgington explained to commissioners that the only public access to the development would be at the north end of the Reed Road cul-de-sac. There would also be an emergency access located at the west end of one of the Village Place streets.

Woodard gave a brief history of the area.

Scott Case gave a history of their company and provided information about the complex and pictures of the layout and site plan. He stated that there would be no three story

buildings directly adjacent to adjoining properties. He agreed to provide \$1000.00 to property owners bordering the south and east sides of the development to provide additional screening.

Austin stated that Case is a highly recognized leader in multi-family housing and will construct a quality up-scale apartment community. The Maize Comprehensive Plan allows for various housing types including multi-family and it would be an appropriate buffer between the single-family developments and proposed commercial development along Maize road.

PUBLIC COMMENTS:

The following individuals addressed the Commissioners regarding the proposed Z-03-015 zone change:

1. Austin Duree 4039 N Bluestem
2. Ron & Macia Weddle 9705 W Village Place
3. Elizabeth Tatge 4095 N Goldenrod
4. Joe Claeys 9737 Village Place
5. Patrick Morgan 4027 N Bluestem Ct

Their concerns included screening, population density, traffic, noise, lighting, drainage, crime, environmental impact and effects on property valuation.

MOTION: *Burks* moved to deny Z-03-015 zone change for approximately 24.4 acres from SF-5 Single-Family Residential to 5.4 acres of Limited Commercial and 19 acres of MF-29 Multi-Family Residential. *Aubuchon* seconded the motion.

Kirk requested a roll call vote for denial with the following results:

Burks – yes

Sciolaro - no

Kirk – no

Downes - no

Aubuchon – yes

Motion failed 3-2.

SUBSTITUTE MOTION: *Sciolaro* moved to approve Z-03-015 zone change for approximately 24.4 acres from SF-5 Single-Family Residential to 5.4 acres of Limited Commercial and 19 acres of MF-29 Multi-Family Residential subject to the conditions and modifications as set forth in the staff report and subject to the following conditions:

- 1) 6 foot decorative stamped concrete screening wall along the east perimeter of development adjoining Watercress Village and the south perimeter adjoining Watercress, with a break in the wall only at that point of the emergency access opening. The wall will be stamped on both sides to match the stone of the apartment buildings.

- 2) Subject to design review guidelines as adopted by the governing body and final site plan approval by the planning administrator.
- 3) All lighting should be of cut-off design and be directed away from adjacent single-family residences with no lighting elements visible from adjacent single-family residences.
- 4) Drainage plan approval by the City Engineer
- 5) Emergency access at the west end of one of the village place streets, with access being limited to emergency vehicles only by way of a wrought iron gate with a fire-department approved entry system.

Kirk requested a roll call vote to approve Z-03-015 zone change request and listed conditions with the following results:

Burks – yes

Sciolaro - yes

Kirk – yes

Downes - yes

Aubuchon – no

Motion passed 4-1.

ELECTION OF OFFICERS:

MOTION: *Burks* motioned to reappoint the current officers to their current positions.

Downes seconded the motion.

Motion carried unanimously.

ADJOURNMENT:

MOTION: With no further business before the Planning Commission,

Downes moved to adjourn.

Aubuchon seconded the motion.

Motion carried unanimously.

Meeting adjourned at 9:00 PM.

Sue Villarreal
Recording Secretary

Gary Kirk
Chairman