

**MINUTES-REGULAR MEETING  
MAIZE CITY PLANNING COMMISSION AND  
BOARD OF ZONING APPEALS  
THURSDAY, OCTOBER 6, 2016**

The Maize City Planning Commission was called to order at 7:00 p.m., on Thursday, October 6, 2016, for a Regular Meeting with *Bryan Aubuchon*, presiding. The following Planning Commission members were present: *Mike Burks, Bryant Wilks, Andy Sciolaro, Dennis Downes, Bryan Aubuchon* and *Jennifer Herington*. Also present were *Sue Villarreal*, Recording Secretary; *Kim Edgington*, Planning Administrator; *Richard LaMunyon*, City Administrator; *Chad Mohr*, Applicant.

**APPROVAL OF AGENDA**

**MOTION:** *Herington* moved to approve the agenda as submitted.  
*Downes* seconded the motion.  
Motion carried unanimously.

**APPROVAL OF MINUTES**

**MOTION:** *Sciolaro* moved to approve the September 1, 2016 minutes with the addition of: “displayed on plat” to item E. of Z-03-016 conditions.  
*Downes* seconded the motion.  
Motion carried unanimously.

**NEW BUSINESS – PLANNING COMMISSION**

**Z-04-016-ZONE CHANGE REQUEST FOR – APPROXIMATELY 0.42 ACRES  
FROM LI LIMITED INDUSTRIAL TO MF-18 MULTI-FAMILY RESIDENTIAL  
AT 404 W IRMA**

*Edgington* explained that the property is currently zoned as Limited Industrial. The current Zoning Code does not allow any type of residential structures within LI zoning making the current structure a legal non-conforming use. The property owner would like to rezone to MF-18 multi-family residential to accommodate the existing use and to allow the addition of a du-plex or tri-plex.

**MOTION:** *Wilks* moved to approve Z-04-016 zone change for approximately 0.42 acres from LI Limited Industrial to MF-18 Multi-family residential subject to the following findings:

1. The zoning, uses and character of the neighborhood: This property is located within an area that is currently residential in character, with small-scale mixed commercial and multi-family uses nearby. The type of proposed use could be compatible with existing development in the area.
2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned for industrial but has remained undeveloped for many years under its current zoning.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: There are no expected negative effects on nearby properties.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and Policies: The City of Maize Comprehensive Plan contemplates that this property is appropriate for urban residential development.
5. Impact of the proposed development on community facilities:  
The requested zone change would introduce an appropriate land use to this area. The City's municipal service systems have been designed to adequately support this type of development.  
Municipal water and sewer service are available at this location.

And subject to the following protective overlay set forth by commissioners:

1. Property will be limited to a maximum of 6 units.

*Wilks* seconded the motion.

Motion carried unanimously.

**ADJOURNMENT:**

**MOTION:** With no further business before the Planning Commission,

*Downes* moved to adjourn.

*Wilks* seconded the motion

Motion carried unanimously.

Meeting adjourned at 7:40 PM.

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Sue Villarreal  
Recording Secretary

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Bryan Aubuchon  
Chairman