

**MINUTES-REGULAR MEETING
MAIZE CITY PLANNING COMMISSION AND
BOARD OF ZONING APPEALS
THURSDAY, JANUARY 4, 2018**

The Maize City Planning Commission was called to order at 7:00 p.m., on Thursday, January 4, 2018, for a Regular Meeting with **Bryan Aubuchon**, presiding. The following Planning Commission members were present: **Mike Burks**, **Bryant Wilks**, **Andy Sciolaro**, **Bryan Aubuchon**, **Jennifer Herington** and **Dennis Downes**. Not present was **Mike Strelow**. Also present were **Sue Villarreal**, Recording Secretary; **Kim Edgington**, Planning Administrator; **Richard LaMunyon**, City Administrator; **Tim Chadd**, BATC and **Chris Mann**, Citizen.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

MOTION: **Sciolaro** moved to approve the November 2, 2017 minutes as presented.
Wilks seconded the motion.
Motion carried unanimously.

PUBLIC COMMENTS:

Kenneth Hultman, 404 E Jones, addressed the Commission regarding drainage issues at the SE corner of 119th St west and 53rd St north as well as other areas in the city. He presented photos for the commissioners to review.

Z-03-017 – Zone change request for approximately 10 acres from SF-5 Single Family to TF-3 Two-Family at the north end of Carriage Crossing.

Edgington explained to the commissioners that the property has remained undeveloped for 20 years. The property is under contract and the purchaser would like to develop the property with duplexes.

Chadd was present to answer questions from the commissioners.

Mann expressed concerns that the duplexes could affect home values.

MOTION: **Sciolaro** moved to approve the zone change request Z-03-017 from SF-5 Single-Family Residential to TF-3 Two-Family subject to staff recommendations and provisions of the Protective Overlay as outlined below:

1. A fence with a minimum height of 6 feet, constructed along entire north length of property, to serve as a barrier from the concrete flume for safety reasons.
2. Temporary gate to be constructed at the end of paving on

Longbranch within the area of the zone change.

3. Planning Commission recommends that a sidewalk be placed along the north or south side of this development.

And 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. The proposed use is not significantly different than existing residential uses in the area. 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 single-family residential 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.

Wilks seconded the motion.

Aubuchon requested a roll call vote to approve Z-03-017 with the following results:

Burks - yes

Wilks - yes

Sciolaro – yes

Aubuchon - yes

Downes - yes

Herington - yes

Motion carried unanimously.

ADJOURNMENT:

MOTION: With no further business before the Planning Commission,

Burks moved to adjourn.

Downes seconded the motion

Motion carried unanimously.

Meeting adjourned at 8:47 PM.

Sue Villarreal
Recording Secretary

Bryan Aubuchon
Chairman