

**MINUTES-REGULAR MEETING
MAIZE CITY PLANNING COMMISSION AND
BOARD OF ZONING APPEALS
THURSDAY, FEBRUARY 1, 2018**

The Maize City Planning Commission was called to order at 7:00 p.m., on Thursday, February 1, 2018, for a Regular Meeting with **Bryan Aubuchon**, presiding. The following Planning Commission members were present: **Mike Burks, Bryan Aubuchon, Dennis Downes and Mike Strelow**. Not present were **Bryant Wilks, Andy Sciolaro, and Jennifer Herington**. Also present were **Rebecca Bouska**, Recording Secretary; **Kim Edgington**, Planning Administrator; **Richard LaMunyon**, City Administrator; **Bret Boawman and Jerri Brack-Bowman**, applicants Z-01-018 and **Patricia Sallee, Clarence "Ted" Sallee, Citizens**.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

MOTION: *Aubuchon* requested the minutes be deferred to the March 1, 2018 meeting to allow for commission review.

PUBLIC COMMENTS:

There were no public comments

Z-01-018 – Zone change for approximately 8.6 acres from SF-5 Single Family to LC Limited Commercial

Edgington explained to the commissioners explained to the commissioners that the applicant is requesting to place building samples for his company on his property to allow public viewing.

The proposed change is not an appropriate use of land given the property's rural nature. Based upon these factors, plus the information available prior to the public hearing, staff recommends the request as submitted be DENIED.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: This property is located within an area that is predominantly residential agricultural.
2. The suitability of the subject property for the uses to which it has been restricted: The property is currently out of compliance while being used for the sale of portable buildings. The property was recently sold as a single-family residence.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: LC zoning would be out of character with neighboring properties, would

introduce a use that is more intense than neighboring properties, would generate additional traffic on an unpaved road and would allow for future commercial development.

4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and Policies: The City of Maize Comprehensive Plan recommends this property for rural residential use. The requested use is not in conformance with the Comprehensive Plan recommendation.

5. Impact of the proposed development on community facilities: The requested zone change would introduce a more intensive land use to the area and has the potential for increasing traffic at this location.

Bowman was present to answer questions from the commissioners. **Bowman** presented proposed locations and options for moving the prefabricated buildings away from Maize Road. (attached)

Patricia Sallee, Clarence "Ted" provided written testimony opposing Limited Commercial Zoning request (attached)

MOTION: **Burks** moved to defer Zoning request Z-01-018 until the March 1, 2018 Planning Commission Meeting and instruct staff to work with **Bowman** and the neighbors on a legal description to narrow the use of the property.

Strelow seconded the motion.

Aubuchon requested a roll call vote to defer Z-01-018 with the following results:

Burks - yes

Aubuchon - yes

Downes - yes

Strelow - 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 8:15 PM.

Rebecca Bouska
Recording Secretary

Bryan Aubuchon
Chairman





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Corner Porch Lofted Barn Cabin*

12'	14'
12 x 20	14 x 24
12 x 24	14 x 28
12 x 28	14 x 32
12 x 32	14 x 36
12 x 36	14 x 40
12 x 40	

*This building also available without loft. See dealer for details.



Lofted Barn Cabin

10'	12'	14'
10 x 16	12 x 20	14 x 24
10 x 20	12 x 24	14 x 28
10 x 24	12 x 28	14 x 32
	12 x 32	14 x 36
	12 x 36	14 x 40
	12 x 40	



Wraparound Lofted Barn Cabin

12'	14'
12 x 24	14 x 28
12 x 28	14 x 32
12 x 32	14 x 36
12 x 36	14 x 40
12 x 40	



Cabin

8'	10'	12'	14'	16'
8 x 12	10 x 20	12 x 20	14 x 16	16 x 20
8 x 16	10 x 24	12 x 24	14 x 20	16 x 24
		12 x 28	14 x 24	16 x 28
		12 x 32	14 x 28	16 x 32
		12 x 36	14 x 32	16 x 36
		12 x 40	14 x 36	16 x 40
			14 x 40	



Side Porch Cabin

14'	16'
14 x 20	16 x 16
14 x 24	16 x 24
	16 x 40



Corner Porch Cabin

12'	14'	16'
12 x 20	14 x 24	16 x 20
12 x 24	14 x 28	16 x 24
12 x 28	14 x 32	16 x 28
12 x 32	14 x 36	16 x 32
12 x 36	14 x 40	16 x 36
12 x 40		16 x 40



Barn

8'	10'	12'	14'	16'
8 x 12	10 x 12	12 x 12	14 x 16	16 x 20
	10 x 16	12 x 16	14 x 20	16 x 24
		12 x 20	14 x 24	16 x 28
		12 x 24	14 x 28	16 x 32
		12 x 28	14 x 32	16 x 36
		12 x 32	14 x 36	16 x 40
		12 x 40	14 x 40	



Side Lofted Barn*

8'	10'	12'	14'
8 x 12	10 x 12	12 x 12	14 x 16
	10 x 16	12 x 16	14 x 20
	10 x 20	12 x 20	14 x 24
	10 x 24	12 x 24	14 x 28
		12 x 28	14 x 32
		12 x 32	14 x 36
		12 x 40	14 x 40



Lofted Barn

8'	10'	12'	14'
8 x 12	10 x 12	12 x 12	14 x 16
	10 x 16	12 x 16	14 x 20
	10 x 20	12 x 20	14 x 24
	10 x 24	12 x 24	14 x 28
		12 x 28	14 x 32
		12 x 32	14 x 36
		12 x 36	14 x 40
		12 x 40	



Portable Garage

10'	12'	14'	16'
10 x 20	12 x 20	14 x 24	16 x 24
10 x 24	12 x 24	14 x 28	16 x 28
	12 x 28	14 x 32	16 x 32
	12 x 32	14 x 36	16 x 36
	12 x 36	14 x 40	16 x 40



Garden Shed

8'	10'	12'	14'	16'
8 x 12	10 x 12	12 x 12	14 x 16	16 x 20
	10 x 16	12 x 16	14 x 20	16 x 24
	10 x 20	12 x 20	14 x 24	16 x 28
	10 x 24	12 x 24	14 x 28	16 x 32
		12 x 28	14 x 32	16 x 36
		12 x 32	14 x 36	16 x 40
		12 x 36	14 x 40	



Utility Shed

8'	10'	12'	14'	16'
8 x 12	10 x 12	12 x 12	14 x 16	16 x 20
	10 x 16	12 x 16	14 x 20	16 x 24
	10 x 20	12 x 20	14 x 24	16 x 28
	10 x 24	12 x 24	14 x 28	16 x 32
		12 x 28	14 x 32	16 x 36
		12 x 32	14 x 36	16 x 40
		12 x 36	14 x 40	
		12 x 40		

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- 72" Dbl. Wood Doors
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- Window Shutters (Various Colors)
- Standard Stain
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January 31, 2018

Maize City Planning Commission
10100 W. Grady
Maize Kansas 67101

RE: Case Number Z-01-018

Request for change of zoning from SF-5 to LC at 6233 N. Maize Road

We own the property at 6125 N. Maize Road and received notice of this request for zoning change.

We object to a change in zoning. We have lived here in our home since 1977. We have watched our neighbors build their homes. We expect that the area would remain residential.

We object to the potential for commercial development on 5 acres near our property. We do not wish to have liquor stores, night clubs, or any other commercial property nearby. We do not want the increased traffic and increased noise of all types.

We ask that you deny the request for a zoning change.

Respectfully submitted,

Patricia Sallee
Clarence T. Sallee

Clarence "Ted" Sallee and Patricia Sallee, Owners