

**MINUTES-REGULAR MEETING
MAIZE CITY PLANNING COMMISSION AND
BOARD OF ZONING APPEALS
THURSDAY, JULY 12, 2018**

The Maize City Planning Commission was called to order at 7:00 p.m., on Thursday, July 12, 2018, for a Regular Meeting with *Bryan Aubuchon*, presiding. The following Planning Commission members were present were *Mike Burks, Dennis Downes, Andy Sciolaro, Mike Strelow, Bryant Wilks* and *Bryan Aubuchon*. Also present were *Sue Villarreal*, Recording Secretary; *Kim Edgington*, Planning Administrator; *Richard LaMunyon*, City Administrator; *Bill McKinley*, City Engineer and *Brian Lindebak*, MKEC.

APPROVAL OF AGENDA

MOTION: *Burks* moved to approve the agenda with the addition of 7B - Election of Officers.
Downes seconded the motion.
Motion carried unanimously.

APPROVAL OF MINUTES

MOTION: *Sciolaro* moved to approve the minutes of June 7, 2018.
Burks seconded the motion.
Motion carried unanimously.

NEW BUSINESS

Z-04-018 – Zone change for tri-plexes in Hampton Lakes

Lindebak was present to answer questions from the commissioners.

Edgington stated that the developer is requesting a downzoning to more accurately reflect the actual land use of the property.

MOTION: *Downes* moved to approve Z-04-018 subject to staff comments 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 agricultural and residential in character, with commercial uses farther to the east. The type of proposed use would be compatible with both residential and commercial uses and would be appropriate for location adjacent to a future by-pass.
2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned for commercial but is not likely to be developed as such due to the configuration of the property and lack of direct access to Maize Road.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: No negative effects are expected.

4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and Policies: The City of Maize Comprehensive Plan contemplates property is appropriate for urban residential.
5. Impact of the proposed development on community facilities: The requested zone change would introduce a less intensive land use than what is currently permitted. The City's municipal service systems have been designed to adequately support this type of development. Adequate right-of-way is already in place. Municipal water and sewer service would be available upon demonstration of need.

Strelow seconded the motion.
Motion carried unanimously.

V-01-018 – Easement vacation at 3814 N Watercress Court

Lindebak was present to answer question from the commissioners.

Edgington stated that the applicant would like a portion of a platted drainage easement and a portion of a separately recorded drainage and utility easement be vacated in order for an in-ground pool to be allowed on this lot. The applicant has taken full responsibility for the required relocation of storm drainage.

MOTION: *Wilks* moved to approve V-01-018 as presented.
Burks seconded the motion.
Motion carried unanimously.

ELECTION OF OFFICERS:

MOTION: *Wilks* motioned to appoint the following officers to the following positions.:

Bryan Aubuchon – Chair
Bryant Wilks – Vice Chair
Dennis Downes – Secretary
Burks seconded the motion.
Motion carried unanimously.

ADJOURNMENT:

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

Meeting adjourned at 7:27 pm.

Sue Villarreal
Recording Secretary

Bryan Aubuchon
Chairman