

**MINUTES-REGULAR MEETING
MAIZE CITY PLANNING COMMISSION AND
BOARD OF ZONING APPEALS
THURSDAY, JANUARY 2, 2020**

The Maize City Planning Commission was called to order at 7:00 p.m., on Thursday January 2, 2020 for a Regular Meeting with **Brian Aubuchon**, presiding. The following Planning Commission members present were **Mike Burks, Brian Aubuchon, Dennis Downes, Bryant Wilks** and **Hugh Nicks** and **Mike Strelow**. Also present were **Sue Villarreal**, Recording Secretary; **Kim Edgington**, Planning Administrator; **Jolene Graham**, Deputy City Administrator; **Steve Anderson**, City Engineer; **Phil Meyer**, Baughman Company and **Paul Kelsey**, 2019, LLC.

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

APPROVAL OF MINUTES

MOTION: **Nicks** moved to approve the minutes of November 7, 2019 as presented.
Downes seconded the motion.
Motion carried unanimously.

Z-05-019 – ZONE CHANGE REQUEST FOR 19.91 ACRES ON THE WEST SIDE OF 119TH STREET BETWEEN 29TH AND 37TH STREET NORTY, FROM SF-5 SINGLE FAMILY TO TF-3 TWO FAMILY RESIDENTIAL

Edgington explained the proposed change is an appropriate use for this property and is identified in the Maize Comprehensive Plan as appropriate for Neighborhood Residential Development. A maximum of 60 structures are planned and will be similar to multi-family units in the Hampton Lakes development. Entrances will be located on 119th with no access to the North or South. All drainage must be contained within this development. Water and sewer will be provided by Wichita.

Meyer stated the units would be slab on grade design with 2200 square feet per structure. Developer, Paul Kelsey is offering a self- contained development with an HOA and overall maintenance with a screening process for renters to preserve the area.

The following people also addressed the Planning Commission in regards to the item:

- **Heather Blankenship** (3239 N 124th Ct W), **Dennis Leierer** (3212 N 124th St W), **Seth Burkhardt** (3131 N 119th st W), **Andy Bulloch** (3224 N 124th St W) and expressed the concerns including: noise, lights, traffic, security, screening, drainage, decline in property values, developer selling properties, renters not invested in property, negative impact.
- **Cyd Gillman** (3102 N Shefford St) Concerns include traffic congestion, commitments to HOA, vested interest in existing properties.
- Drainage concerns.

MOTION: *Nicks* moved to defer Z-05-019 zoning change request to February 6, 2020 meeting for further discussion.
Downes seconded the motion.
Burks - yes
Wilks - no
Downes - yes
Aubuchon - yes
Strelow - no
Nicks - yes
Motion carried.

MOTION: *Downes* moved to recess the meeting for 10 minutes.
Wilks seconded the motion.
Motion carried unanimously.

Aubuchon recessed the meeting at 8:50 p.m.

Aubuchon reconvened the meeting at 9:00 p.m.

S/D 03-019 PRELIMINARY PLAT, WOODARD ADDITION. A 121-LOT SINGLE FAMILY SUBDIVISION AT THE SOUTHEAST CORNER OF 45TH STREET NORTH AND MAIZE ROAD

MOTION: *Strelow* moved to approve S/D 03-019 preliminary plat for Woodard Addition with consideration to item E regarding contingent dedications for the cul de sacs to the south and to the west, to be determined by the City Engineer and Planning Administrator.
Burks seconded the motion.
Motion carried unanimously.

ADJOURNMENT:

MOTION: With no further business before the Planning Commission,
Wilks moved to adjourn.

Meeting adjourned at 9:20 p.m.

Sue Villarreal
Recording Secretary

Bryan Aubuchon
Chairman