

**MINUTES-REGULAR MEETING
MAIZE CITY PLANNING COMMISSION AND
BOARD OF ZONING APPEALS
THURSDAY, FEBRUARY 6, 2020**

The Maize City Planning Commission was called to order at 7:00 p.m., on Thursday February 6, 2020 for a Regular Meeting with *Brian Aubuchon*, presiding. The following Planning Commission members present were *Mike Burks, Brian Aubuchon, Dennis Downes, Hugh Nicks* and *Mike Strelow*. Absent was *Bryant Wilks*. Also present were *Sue Villarreal*, recording Secretary; *Kim Edgington*, Planning Administrator; *Richard LaMunyon*, City Administrator; *Phil Meyer*, Baughman Company and *Paul Kelsey*, 2019, LLC.

MOTION: *Nicks* 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 January 2, 2020 as presented.
Strelow seconded the motion.
Motion carried unanimously.
Downes enters at 7:03 p.m.

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 this case was heard on January 2, 2020 and after attending neighbors voiced their concerns, commissioners voted to defer the case, allowing residents, staff and the developer to meet for further discussion. Meetings were held on January 13th and January 23rd. Property owners submitted a list of items they would like included in the conditions of the rezoning. The recommended conditions listed in the staff report are a result of these meetings.

Meyer stated he and the developer are in agreement with the revised staff report and recommended conditions.

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

- **Cyd Gillman** (3102 N Shefford St) Thanked the commissioners and staff for listening and requested trees be closer than every 40 feet
- **Heather Blankenship** (3239 N 124th Ct W) comments and concerns include degradation of property, vinyl fencing not as sustainable as concrete, trees for screening should be larger and closer together, no playground for children, HOA covenants.
- **Lyle Beyon** (3232 N 124th St W) requested assurance for the prevention of theft from their property

- **Seth Burkhardt** (3131 N 119th st W) concerns and comments included no storm shelters, no recreational area, no sidewalks, traffic and speed limit on 119th, character of development, utilities being served by Wichita.
- **Harley Nelson** (3133 N 119th W) concerns include buffer to keep residents from using his driveway, drainage issues and concerns for stormwater runoff.

MOTION: *Burks* moved to approve Z-05-019 zoning change request with the following staff recommendations and no modifications:

Nicks seconded the motion.

Burks - yes

Downes - yes

Aubuchon - yes

Strelow - yes

Nicks - yes

Motion carried unanimously.

Edgington stated Z-05-019 would go to the City Council at a special meeting on March 2, 2020 at 7:00 p.m. with no additional public hearing. Protests may be submitted within 14 days beginning February 7, 2020.

ADJOURNMENT:

MOTION: With no further business before the Planning Commission,

Strelow moved to adjourn.

Burks seconded the motion.

Motion carried unanimously.

Meeting adjourned at 8:35 p.m.

Sue Villarreal
Recording Secretary

Bryan Aubuchon
Chairman