

**MINUTES-REGULAR MEETING
MAIZE CITY PLANNING COMMISSION AND
BOARD OF ZONING APPEALS
THURSDAY, MARCH 7, 2019**

The Maize City Planning Commission was called to order at 7:00 p.m., on Thursday March 7, 2019, for a Regular Meeting with *Bryan Aubuchon*, presiding. The following Planning Commission members present were *Mike Burks, Bryant Wilks, Andy Sciolaro, Bryan Aubuchon, Dennis Downes, and Hugh Nicks. Mike Strelow* was absent. Also present were *Sue Villarreal*, Recording Secretary; *Kim Edgington*, Planning Administrator; *Bill McKinley*, City Engineer; *James Miller*, Applicant; *Russ Ewy*, Baughman; *Tim Martin*, Citizen.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

MOTION: *Sciolaro* moved to approve the minutes of February 7, 2019 with the correct spelling of *Downes* in the Z-01-019 motion.
Wilks seconded the motion.
Motion carried unanimously.

CU-01-019 –Conditional Use for banquet and special event facility at 5801 N Tyler

Edgington stated the request would not require any additional buildings.

Miller indicates all parking would be onsite. Event area is in existing building at back of property away from Tyler Road.

Martin expressed concerns regarding parking, noise, and hours of operation.

MOTION: *Wilks* moved to approve CU-01-019 subject to the following conditions and based on the findings as listed below:

Conditions

1. Parking must be accommodated onsite. No parking on Tyler.
2. Hours of operation 10:00 a.m. to 11:00 pm Monday through Thursday and 10:00 a.m. to Midnight Friday and Saturday.
3. Drive apron must be paved and parking will be gravel.
4. Review after 1 year.

Findings:

1. The zoning, uses and character of the neighborhood: This property is located within an area that is currently almost residential local commercial in character. The type of proposed use would be consistent with residential development and could be made to be sensitive to surrounding land uses in its design, scale and intensity. The applicant plans to retain the residential appearance of the structures which will ensure the development is consistent with neighboring properties.

2.The suitability of the subject property for the uses to which it has been restricted: The property is used for residential purposes as currently zoned. The site is suitable for residential use for the time being but could be more appropriate as a low-intensity residential supporting use incorporating a low intensity neighborhood retail aspect.

3.Extent to which removal of the restrictions will detrimentally affect nearby property: NR zoning at this location could allow uses which may be deemed appropriate adjacent to residential uses. Building scale and signage are limited in order to ensure compatibility with the surrounding neighborhood.

4.Conformance of the requested change to the adopted or recognized Comprehensive Plan and Policies: The City of Maize Comprehensive Plan recommends this area for neighborhood uses. The nature of the proposed use is compatible with this use. The Academy District Plan encourages mixed use development along the Academy corridor.

5.Impact of the proposed development on community facilities: The requested zone change would not introduce a more intensive land use to the area. Public street and water and sewer services are capable of handling this type of use.

Burks seconded the motion.

Aubuchon requests a roll call vote to approve CU-01-019 Conditional Use with the following results:

Burks - yes

Wilks - yes

Sciolaro -yes

Aubuchon - yes

Downes - yes

Nicks – yes

Motion carried unanimously.

V-01-019 – Vacation of a portion of utility and special event facility at 4011 N Fiddlers Cove St

Edgington stated the applicant is requesting that a portion of a platted drainage and utility easement be vacated in order to install an in-ground pool. There are no utilities within the easement and 30 ft of property to the west and 30 feet of property to the south was deeded to the homeowner by Watercross HOA.

MOTION: *Sciolaro* moved to approve V-01-019 as requested.

Burks seconded the motion.

Motion carried unanimously.

Nicks recused himself for Z-02-019 due to a conflict.

Z-02-019 – Zone change and Community Unit Plan at 5401 N Maize Road

Edgington explained that any property larger than 6 acres requesting rezoning must provide a Community Unit Plan. Drainage will be engineered during platting.

MOTION: *Burks* moved to approve Z-02-019 and CUP subject to the following conditions:

1. Language in Provision number 5 shall reference the “City of Maize Sign Code.”
2. Language in Provision number 7 shall reference the “City of Maize Landscape Code.”

and subject to the following findings:

1. Policies: The City of Maize Comprehensive Plan designates this area as appropriate for commercial development. The zoning, uses and character of the neighborhood: This property is located within an area that is currently or will be developed with a wide variety of uses, including commercial and residential.
2. The suitability of the subject property for the uses to which it has been restricted: The property is used for agricultural purposes as currently zoned, but is appropriate due to its relatively large size and location at a major intersection for future limited commercial development.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Assurances will need to be made that this development will not negatively affect adjacent properties. Adequate screening as proposed in the Community Unit Plan should mitigate any negative impact.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and
5. Impact of the proposed development on community facilities: Municipal water and service is available to serve this site. Concurrent platting will require the dedication of street right-of-way and necessary easements. The developer will be required to submit petitions for the construction of all public improvements, including but not limited to street construction, water, sanitary sewer, storm sewer and drainage facilities.

Wilks seconded the motion.
Motion carried unanimously.

“Maize in Motion” bicycle & pedestrian plan was presented for Commissioner review

Reschedule April meeting

MOTION: *Downes* moved to reschedule the April 4, 2019 meeting to April 11, 2019.
Burks seconded the motion.
Motion carried unanimously.

ADJOURNMENT:

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

Meeting adjourned at 8:02 pm.

Sue Villarreal
Recording Secretary

Bryan Aubuchon
Chairman