

**MINUTES-REGULAR MEETING  
MAIZE CITY PLANNING COMMISSION AND  
BOARD OF ZONING APPEALS  
THURSDAY, NOVEMBER 3, 2011**

The Maize City Planning Commission was called to order at 7:00 p.m., on Thursday, November 3, 2011, for a Regular Meeting with *Jack Pew* presiding. The following Planning Commission members were present: *Gerald Woodard, Gary Kirk, Jack Pew* and *Andy Sciolaro*.

Also present were *Sue Villarreal*, Recording Secretary; *Kim Edgington*, Planning Administrator; *Rebecca Bouska*, Deputy City Administrator; *Russ Ewy*, Baughman Co.; *Joanna Kilgore*, Applicant; *Jo Lenz*, Resident; *Greg Neville*, Resident; *Paul Weninger*, Resident and *Jim Kelley*, Resident.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

**MOTION:** *Kirk* moved to approve the October 6, 2011 minutes.  
*Sciolaro* seconded the motion.  
Motion carried unanimously.

**Z-03-011 – Zone change request at 319 S. Park – from SF-5 Single-Family Residential to NR Neighborhood Retail.**

*Joanna Kilgore* was present to discuss the request for a change in zoning at 319 S. Park. The existing structure will be removed and a new structure constructed in its place to be used for a coffee shop and art gallery. The seating capacity will be approximately 20-25 and will have approximately 6 parking spaces.

**MOTION** *Woodard* moved to approve Z-03-011 zoning change from SF-5 Single-Family Residential to NR Neighborhood Retail with a protective overlay in which all uses are prohibited with the exception of restaurants and art display.  
*Kirk* seconded the motion.  
Motion carried unanimously.

*Pew* requested a roll call vote with the following results:  
*Andy Sciolaro* – yes  
*Jack Pew* – yes  
*Gerald Woodard* – yes  
*Gary Kirk* - yes

**Z-04-011 – Zone change request south of the southwest corner of 37<sup>th</sup> Street North and 119<sup>th</sup> Street west – 36.7 acres from SF-5 Single-Family Residential to MF-18 Multi-Family Residential and 3.8 acres from SF-5 Single-Family Residential to LC Limited Commercial.**

*Russ Ewy* was present to address the request for zoning change south of the southwest corner of 37<sup>th</sup> and 119<sup>th</sup> street. The applicant plans to build an upscale apartment complex and commercial frontage along 119<sup>th</sup> street.

*Neville, Weninger and Kelley* farm land adjacent to the property and had concerns about potential drainage issues and fencing around the property. They asked to be notified when the plat is presented to the planning commission.

**MOTION**

*Sciolaro* moved to approve Z-04-011 zoning change from SF-5 Single-Family Residential to MF-18 Multi-Family and LC Limited Commercial subject to the conditions and modifications as set forth in the staff report.

*Kirk* seconded the motion.

Motion carried unanimously.

**ADJOURNMENT**

**MOTION:**

With no further business before the Planning Commission,

*Kirk* moved to adjourn.

*Woodard* seconded the motion.

Motion carried unanimously.

Meeting adjourned at 8:10 PM.

Approved by the Planning Commission and Board of Zoning Appeals on December 1, 2011.

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Sue Villarreal  
Recording Secretary

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Jack Pew  
Chairman