

**MINUTES-REGULAR MEETING  
MAIZE CITY PLANNING COMMISSION AND  
BOARD OF ZONING APPEALS  
THURSDAY, FEBRUARY 1, 2018**

The Maize City Planning Commission was called to order at 7:00 p.m., on Thursday, February 1, 2018, for a Regular Meeting with **Bryan Aubuchon**, presiding. The following Planning Commission members were present: **Mike Burks, Bryan Aubuchon, Dennis Downes and Mike Strelow**. Not present were **Bryant Wilks, Andy Sciolaro, and Jennifer Herington**. Also present were **Rebecca Bouska**, Recording Secretary; **Kim Edgington**, Planning Administrator; **Richard LaMunyon**, City Administrator; **Bret Boawman and Jerri Brack-Bowman**, applicants **Z-01-018** and **Patricia Sallee, Clarence "Ted" Sallee**, Citizens.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

**MOTION:** **Aubuchon** requested the minutes be deferred to the March 1, 2018 meeting to allow for commission review.

**PUBLIC COMMENTS:**

There were no public comments

**Z-01-018 – Zone change for approximately 8.6 acres from SF-5 Single Family to LC Limited Commercial**

**Edgington** explained to the commissioners explained to the commissioners that the applicant is requesting to place building samples for his company on his property to allow public viewing.

The proposed change is not an appropriate use of land given the property's rural nature. Based upon these factors, plus the information available prior to the public hearing, staff recommends the request as submitted be DENIED.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: This property is located within an area that is predominantly residential agricultural.
2. The suitability of the subject property for the uses to which it has been restricted: The property is currently out of compliance while being used for the sale of portable buildings. The property was recently sold as a single-family residence.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: LC zoning would be out of character with neighboring properties, would

introduce a use that is more intense than neighboring properties, would generate additional traffic on an unpaved road and would allow for future commercial development.

4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and Policies: The City of Maize Comprehensive Plan recommends this property for rural residential use. The requested use is not in conformance with the Comprehensive Plan recommendation.

5. Impact of the proposed development on community facilities: The requested zone change would introduce a more intensive land use to the area and has the potential for increasing traffic at this location.

**Bowman** was present to answer questions from the commissioners. **Bowman** presented proposed locations and options for moving the prefabricated buildings away from Maize Road. (attached)

**Patricia Sallee, Clarence “Ted”** provided written testimony opposing Limited Commercial Zoning request (attached)

**MOTION:** **Burks** moved to defer Zoning request Z-01-018 until the March 1, 2018 Planning Commission Meeting and instruct staff to work with **Bowman** and the neighbors on a legal description to narrow the use of the property.

**Strelow** seconded the motion.

**Aubuchon** requested a roll call vote to defer Z-01-018 with the following results:

**Burks** - yes

**Aubuchon** - yes

**Downes** - yes

**Strelow** - yes

Motion carried unanimously.

#### **ADJOURNMENT:**

**MOTION:** With no further business before the Planning Commission,

**Burks** moved to adjourn.

**Downes** seconded the motion

Motion carried unanimously.

Meeting adjourned at 8:15 PM.

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Rebecca Bouska  
Recording Secretary

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Bryan Aubuchon  
Chairman





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LOOK FOR THE "G"



**Corner Porch Lofted Barn Cabin\***

12'	14'
12 x 20	14 x 24
12 x 24	14 x 28
12 x 28	14 x 32
12 x 32	14 x 36
12 x 36	14 x 40
12 x 40	

\*This building also available without loft. See dealer for details.



		8'	10'	12'	14'	16'
8 x 12	10 x 12	12 x 12	14 x 16	16 x 20		
	10 x 16	12 x 16	14 x 20	16 x 24		
		12 x 20	14 x 24	16 x 28		
		12 x 24	14 x 28	16 x 32		
		12 x 28	14 x 30	16 x 36		
		12 x 32	14 x 32	16 x 40		
		12 x 36	14 x 36			
		12 x 40	14 x 40			



**Lofted Barn Cabin**

10'	12'	14'
10 x 16	12 x 20	14 x 24
10 x 20	12 x 24	14 x 28
10 x 24	12 x 28	14 x 32
	12 x 32	14 x 36
	12 x 36	14 x 40
	12 x 40	



**Side Lofted Barn\***

		8'	10'	12'	14'
8 x 12	10 x 12	12 x 12	14 x 16		
	10 x 16	12 x 16	14 x 20		
	10 x 20	12 x 20	14 x 24		
	10 x 24	12 x 24	14 x 28		
		12 x 28	14 x 32		
		12 x 32	14 x 36		
		12 x 36	14 x 40		
		12 x 40			

\*Windows sold as available option



**Wraparound Lofted Barn Cabin**

12'	14'
12 x 24	14 x 28
12 x 28	14 x 32
12 x 32	14 x 36
12 x 36	14 x 40
12 x 40	



**Lofted Barn**

		8'	10'	12'	14'
8 x 12	10 x 12	12 x 12	14 x 16		
	10 x 16	12 x 16	14 x 20		
	10 x 20	12 x 20	14 x 24		
	10 x 24	12 x 24	14 x 28		
		12 x 28	14 x 32		
		12 x 32	14 x 36		
		12 x 36	14 x 40		
		12 x 40			



**Cabin**

8'	10'	12'	14'	16'
8 x 12 8 x 16	10 x 20	12 x 20	14 x 16	16 x 20
	10 x 24	12 x 24	14 x 20	16 x 24
		12 x 28	14 x 24	16 x 28
		12 x 32	14 x 28	16 x 32
		12 x 36	14 x 32	16 x 36
		12 x 40	14 x 36	16 x 40
			14 x 40	



**Portable Garage**

		10'	12'	14'	16'
10 x 20 10 x 24	12 x 20	14 x 24	16 x 24		
	12 x 24	14 x 28	16 x 28		
	12 x 28	14 x 32	16 x 32		
	12 x 32	14 x 36	16 x 36		
	12 x 36	14 x 40	16 x 40		
	12 x 40				



**Side Porch Cabin**

14'	16'
14 x 20	16 x 16
14 x 24	16 x 24
	16 x 40



**Garden Shed**

		8'	10'	12'	14'	16'
8 x 12	10 x 12	12 x 12	14 x 16	16 x 20		
	10 x 16	12 x 16	14 x 20	16 x 24		
	10 x 20	12 x 20	14 x 24	16 x 28		
	10 x 24	12 x 24	14 x 28	16 x 32		
		12 x 28	14 x 32	16 x 36		
		12 x 32	14 x 36	16 x 40		
		12 x 36	14 x 40			
		12 x 40				



**Corner Porch Cabin**

12'	14'	16'
12 x 20	14 x 24	16 x 20
12 x 24	14 x 28	16 x 24
12 x 28	14 x 32	16 x 28
12 x 32	14 x 36	16 x 32
12 x 36	14 x 40	16 x 36
12 x 40		16 x 40



**Utility Shed**

		8'	10'	12'	14'	16'
8 x 12	10 x 12	12 x 12	14 x 16	16 x 20		
	10 x 16	12 x 16	14 x 20	16 x 24		
	10 x 20	12 x 20	14 x 24	16 x 28		
	10 x 24	12 x 24	14 x 28	16 x 32		
		12 x 28	14 x 32	16 x 36		
		12 x 32	14 x 36	16 x 40		
		12 x 36	14 x 40			
		12 x 40				

All building sizes are approximate and are measured eave to eave. Sizes vary by location. Please contact your local dealer for more information.

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- Lot is no more than 30" out of level in the length of the building.

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### STANDARD FEATURES:

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- Full Length Ridge Vents (Metal Roof Only)
- 5/8" Quality Floor System
- Treated 4 x 6 Notched Runners
- Treated 2 x 6 Floor Joists (50% Stronger than 2 x 4's)
- T1-11 Siding with Manufacturer's Limited Lifetime Warranty on all Wood Products
- 2 x 4 Reinforced Doors
- Galvanized Ring Shank Nails
- 93 1/2" Walls on Utility, Garden Shed, Garage, and Cabin.

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  - 36" x 36" Window (Double pane window available)
  - Steel Wrapped Door (9-Lite or Solid)
  - 6, 8 and 9 foot Garage Doors available
  - 48" Sgl. Wood Door
  - 72" Dbl. Wood Doors
  - Railing for 16 x 24 or 16 x 40 Side Porch Cabin
  - Handrails for Standard Front Porch Cabins
  - "G" Board Radiant Barrier
  - Flower Boxes (Various Colors)
  - Window Shutters (Various Colors)
  - Standard Stain
  - Upgrade to a 6' Deep Porch
- (Inquire with dealer for more details)

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January 31, 2018

Maize City Planning Commission

10100 W. Grady

Maize Kansas 67101

RE: Case Number Z-01-018

Request for change of zoning from SF-5 to LC at 6233 N. Maize Road

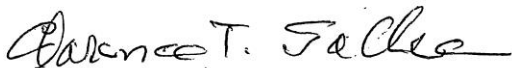
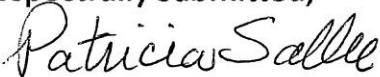
We own the property at 6125 N. Maize Road and received notice of this request for zoning change.

We object to a change in zoning. We have lived here in our home since 1977. We have watched our neighbors build their homes. We expect that the area would remain residential.

We object to the potential for commercial development on 5 acres near our property. We do not wish to have liquor stores, night clubs, or any other commercial property nearby. We do not want the increased traffic and increased noise of all types.

We ask that you deny the request for a zoning change.

Respectfully submitted,



Clarence "Ted" Sallee and Patricia Sallee, Owners