

**AURORA PLANNING AND ZONING COMMISSION
MINUTES**

**REGULAR SESSION
AURORA CITY HALL, COUNCIL CHAMBERS
Tuesday, May 17, 2016 at 6:30 PM**

COPY

I. Call to order

Roll Call

Present:	Chairman:	Regina Payne (2019)
	Vice Chairman:	Rita Engeldinger (2017)
	Commission Member:	Candi Bradley (2020)
	Commission Member:	Darold Farless (2017)
	Commission Member:	Gene Godwin (2020)
	Commission Member:	Leslie Horner (2017)
	Secretary:	Jessica Shelton
Absent:	Commission Member:	Rick Boyer (2017)

Chairman Regina Payne called the meeting to order at 6:30 p.m. on May 17, 2016.

II. Approval of Minutes

A. Approval of Minutes from March 15, 2016. (Ref. II.A)

Commissioner Darold Farless moved to approve the minutes from the meeting held on March 15, 2016, at 6:30 p.m. Commissioner Leslie Horner seconded the motion. Motion passed with the following votes recorded as:

AYES: Payne, Engeldinger, Farless and Horner

NAYES: 0

ABSTAIN: Bradley and Godwin

B. Approval of Minutes from April 14, 2016. (Ref. II.B)

Agenda item was tabled until the next meeting pending the presence of an applicable quorum.

III. Old Business

A. Comprehensive Plan Review – Future Land Use Section (Continued from Industrial Development)

The Aurora Planning and Zoning Commission continued its review of the City of Aurora Comprehensive Plan with focus on the Future Land Use. City Manager Mike Randall explained the importance of the Future Land Use chapter since it will establish the vision of the City of Aurora going forward.

City Manager Randall explained the City of Aurora was within an area designated as an Enhanced Enterprise Zone (EEZ). That zone allows for local property tax abatements and is Aurora's primary incentive to attract businesses to its community. The City of Aurora has approximately seven (7) acres of undeveloped industrially zoned property within its City limits.

Commissioner Engeldinger asked if Empire District Electric Company has an incentive program available. City Manager Randall said he was aware there may be incentives available but he did not know the details. As a private utility, Empire District Electric would have a different business model than a municipal utility.

City Manager Randall presented action items for *Industrial Development - Objective 5: Aurora should ensure sufficient and appropriate locations for industrial uses that will support retention of existing jobs and promote economic development and that are responsive to protecting and sustaining the environment.* Discussion included development of industrial parks in areas with adequate transportation access and utility service, financing of infrastructure improvements, expansion of existing or creation of additional industrial park space, utilization of transitional land between industrial and residential areas, buffering techniques between zoning districts, the benefits of planned industrial parks, the reuse or adaptive reuse of vacant industrial land, prohibition of hazardous industries in close proximity to the City.

City Manager Randall explained that when competing with other communities for new business and industry it is important to have developed land available.

City Manager Randall recommended the following action items be revisited for further editing or deletion:

Action item #4 - *Creation of Industrial Development Authority.* City Manager Randall noted this may be an outdated recommendation.

III. Old Business - Continued

A. Comprehensive Plan Review – Future Land Use Section (Continued from Industrial Development) - Continued

Action items #8 and #9 - *The City should encourage the reuse or adaptive reuse of vacant industrial land and vacant industrial structures in the downtown area along the railroad tracks.* This item needs to be reconsidered. This is not an ideal option in some areas of Aurora such as where the railroad tracks run along Chat Creek on the north side of town. Redevelopment of those vacant lots would not be considered ideal due to repeated flooding.

Commissioners discussed the flood-prone areas along Chat Creek and what, if anything, can be done in a timely manner. Commissioners Horner and Bradley indicated it would certainly be helpful if the owners of private property along Chat Creek and its tributaries would regularly maintain and clear their section of the storm water ditch.

Action item #10 – *Certain vacant parcels that are zoned for heavy industrial use but that are located immediately adjacent to established residential areas, should be considered for down zoning to a light industrial district or a commercial district.* City Manager Randall said the City needs to better consider the zoned use of large undeveloped tracts of land.

Action item #11 – *Industrial uses that may pose a hazard to the environment should not be permitted to locate in the City.* The City needs to keep safety in mind when weighing potential impacts to the environment against creation of jobs. Not always easy to make the right decisions. Flood-prone areas are cheaper which is why they fill up with residential housing.

Action item #13 – *Performance standards should be utilized in the development review and approval process to ensure that industrial activity does not create nuisances or hazards for surrounding properties.* Need to define what is meant by "Performance Standards."

City Manager Randall presented action items for *Parks and Recreation Development - Objective 6: Aurora should provide suitable locations for public parks and encourage the development of recreation and leisure amenities in private developments to enhance quality of life amenities in the community.* Discussion included the provision of easily accessible, community-owned park land; inclusion of usable park land within developments, shared or joint use of parks and recreation facilities between the City and the public school district, maximum visibility through design and landscaping, adequate pedestrian and vehicular access to parks and recreation areas.

III. Old Business - Continued

A. Comprehensive Plan Review – Future Land Use Section (Continued from Industrial Development) - Continued

City Manager Randall said the City of Aurora Park Board and City Council typically manage the Parks and Recreation Development section of the Comprehensive Plan. It has been said the City of Aurora has more park land per capita than any other community in Missouri.

Commissioners discussed the advantages of having smaller neighborhood parks instead of large parks, such as Baldwin Park, which may not be as accessible.

City Manager Randall recommended the following action items be revisited for further editing or deletion:

City Manager Randall requested the possible rewording of Objective 6 to allow consideration of the best uses for existing park land.

Action item #1 – The City should work with the public school district to develop parks and recreation facilities that can serve both the school population and the community. It was noted the School District is building its own ball fields next to the Aurora High School and may not be using the public parks much longer.

Commissioner Engeldinger inquired on the reason for the new sidewalk around Oak Park. City Manager Randall understood the sidewalk was to create a boundary to prevent vehicles from encroaching on the playground and to prevent cars from driving through the park. Commissioner Bradley indicated there was no access ramp to the playground. City Manager Randall said he would look into the situation.

Chairman Payne asked if distance markers could be placed along the walking trail. City Manager Randall replied that would be a good idea.

Action item #5(a) – The City should seek smaller acreages for the development of neighborhood parks in areas that are developing primarily for residential uses. City Manager Randall indicated the last sentence of this paragraph may need to be reconsidered or removed entirely given the significant amount of neighborhood park space already in existence.

Commissioner Bradley noted there was only one soccer field at Baldwin Park to serve the High School Soccer Team. Commissioners discussed the various uses of the athletic fields at Baldwin Park and White Park.

Commissioner Engeldinger suggested the lots from the demolition of unsafe structures be purchased in the future for neighborhood park space.

III. Old Business - Continued

- A. Comprehensive Plan Review -- Future Land Use Section (Continued from Industrial Development) - Continued

Building Inspector Trent White was asked to inspect the maintenance of the "tot lots" and to inspect the location of the Baldwin Park sign at the intersection of Hudson Avenue and High Street.

City Manager Randall asked for copies of the Baldwin Park Master Plan be distributed to all Commissioners.

IV. New Business

- A. Appointment of a Chairman (term expiring May 31, 2017)

Commissioner Rita Engeldinger nominated Regina Payne as Chairman for an additional term to expire May 31, 2017. Commissioner Candi Bradley seconded the motion. Motion passed with the following votes recorded as:

AYES: Engeldinger, Bradley, Farless, Godwin and Horner

NAYES: 0

ABSTAIN: Payne

- B. Appointment of Vice Chairman (term expiring May 31, 2017)

Commissioner Horner nominated Darold Farless as Vice Chairman for an additional term to expire May 31, 2017. Commissioner Engeldinger seconded the motion. Motion passed with the following votes recorded as:

AYES: Payne, Engeldinger, Bradley, Godwin and Horner

NAYES: 0

ABSTAIN: Farless

- C. Consideration of and Finding of Fact for Request to Install One New Street Light at 210 S. Adams Avenue Starting 162' Ft. to the North Light, and 183' Ft. to the South Light. (Ref. IV.C(1) and IV.C(2))

Commissioner Farless stated that he drove by 210 S. Adams Avenue and agreed there was not sufficient lighting.

Commissioner Farless moved approval for the installation of one new street light at 210 S. Adams Avenue starting 162-feet to the north light, and 183-feet to the south light. Commissioner Horner seconded the motion. Motion passed with the following votes recorded as:

AYES: Payne, Engeldinger, Bradley, Farless, Godwin and Horner

NAYES: 0

ABSTAIN: 0

V. Public Comment/Discussion

None.

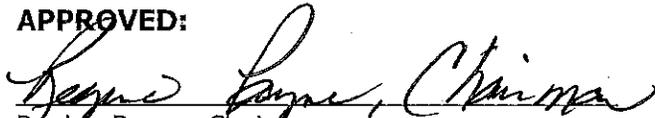
VI. Department Report

On file in the Planning and Zoning Department.

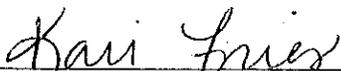
VII. Adjournment

Chairperson Payne moved to adjourn the meeting at 7:57 p.m. Commissioner Bradley seconded the motion. All commissioners voted aye.

APPROVED:


Regina Payne, Chairman

ATTEST:


Kari Fries, Secretary, Planning & Zoning