

**AURORA PLANNING AND ZONING COMMISSION  
MINUTES**

**REGULAR SESSION  
AURORA CITY HALL, COUNCIL CHAMBERS  
Tuesday, January 20, 2015 at 7:00 PM**

**I. Call to order:** Chairman Payne called the meeting to order at 7:00 p.m.

**II. Roll Call:**

Chairperson:	Regina Payne (2015)
Vice Chairperson:	Rita Engeldinger (2017)
Commission Member:	Heidi Ryan (2017)
Commission Member:	Linda Barton (2015)
Commission Member:	Leslie Horner (2017)
Commission Member:	Doris Colwell (2016)
Commission Member:	Eddie Breeding (2018)
Secretary:	Kathie Needham

All members of the commission were noted present.

**III. Approval of Minutes**

Approval of minutes from meeting held on December 16, 2014 at 7:00 p.m.  
Commission member Colwell asked that her vote be changed on Item E to nay.

Commissioner Ryan moved to approve the minutes from the meeting held on December 16, 2014 as amended. Commissioner Horner seconded the motion. Motion passed with all members voting aye.

**IV. New Business**

**A. Public Hearing – Request from Michael Singer for a lot split in Singer Place Subdivision.**

Chairman Payne moved to open the public hearing at 7:03 p.m. Commissioner Barton seconded the motion. All commission members voted aye.

A request was received from Kenny Singer to split his lot into two 1 acre plots so his son could build a home next to his. All setbacks will be met. Separate driveway entrances will go into each plot. Sewer and water is already available along with a fire hydrant in the area.

Chairman Payne moved to close the public hearing at 7:08 p.m. Commissioner Breeding seconded the motion. Motion passed with all commission members voting aye.

Commissioner Colwell moved to approve the re-plat of Singer Place Subdivision by splitting his lot into two lots and to recommend its passage to city council. Commissioner Ryan seconded the motion. All commission members voted aye.

**B. Request from Shawn Briggs to install a street light at 3100 S. Elliott**

Building Inspector White explained that there is already an existing light on a pole that was tied to a nearby farm which is not being used. The light is unusable at this time so a new light would have to be installed by Empire. The estimated cost for the light would be \$12.00 a month.

Commissioner Ryan moved to approve the placement of the new street light at 3100 S. Elliott and to recommend approval of its installation to city council. Commissioner Horner seconded the motion. Motion passed with all commissioners voting aye.

**C. Review drawing for Community Center parking lot and make recommendation to City Council**

Drawings were prepared by Great River Engineering. David Lundstrom of Great River was present to show the drawings of the parking lot and to answer any questions. Several options were prepared. The primary proposal is for the parking lot only. City Manager Randall explained that it is the cities intent to only do the parking lot and not the entrances. During the budget process the city council was interested in finding ways to cut the cost of the project. One way was for the city staff to prepare the base and do the chip and sealing themselves. Another option was to bid the project out with an asphalt base which would prove to be the highest option. The project will be bid out with a chip and seal base and as an alternate bid with an asphalt base.

Commissioner Horner asked if city crews did the chip and sealing would it be a single or double seal? City Manager Randall replied a double seal.

City Manager Randall stated that the city had no intention of doing the driveways. There are presently two insufficient exits onto Business 60 which are narrow. They were originally constructed as driveway entrances. The driveway entrances will be taken out and a new larger one will be constructed. Two separate permits from Modot will be required for the driveway and the drainage box.

Several questions arose on if the city staff did the work. Would a compaction test be performed? City Manager Randall stated that would be a good idea. Great River stated that if the work was performed by a contractor a 95% compaction rate would be required for the base as well as the asphalt. Preliminary drawings were previously submitted and approved through Modot.

A question on runoff was asked. David Lundstrom, Great River replied that chip and seal allows more water to permeate though it and if sealed properly water would shed off it into the storm water drainage system. Either surface would provide adequate drainage. Judy Dingman, Editor of the Advertiser asked how it would affect water flow to the West. David replied that it would actually slow the water flow down as it went through the detention pond before it was released through the storm water system. City Manager Randall stated that he had spoken with Dan Salisbury of MoDot and as they come through this summer to asphalt Business 60 they would look to see what improvements they could make to the drain.

Commissioner Barton asked if the city chose to do a chip and seal surface could asphalt be put over that at a later date. City Manager Randall replied yes it could.

Commissioner Ryan moved to approve the design for the parking lot only and to recommend its design to city council. Commissioner Barton seconded the motion. Motion passed with all commissioners voting aye.

## **V. Public Comment/Discussion**

Robert Ward, Fire Chief spoke with the commission about open burning regulations. He provided handouts of the current regulations and spoke with them about his experience with open burning. At this time he did not feel that the general public would be acceptable to the idea of no burning.

It was again reiterated that all nuisance issues in regards to burning should be directed to the Fire Department.

## **VI. Department Report**

None

## **VII. Adjournment**

Commission Ryan moved to adjourn the meeting at 7:55 p.m. Commissioner Colwell seconded the motion. Motion passed with all commissioners voting aye.

**APPROVED:**

  
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Regina Payne, Chairman

**ATTEST:**

  
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Kathie Needham, City Clerk, MMC/MPCC