

**AURORA PLANNING AND ZONING COMMISSION
AGENDA**

**REGULAR SESSION
AURORA CITY HALL, COUNCIL CHAMBERS
Tuesday, August 4, 2015 at 6:30 PM**

I. Call to order

Roll Call:	Chairperson:	Heidi Ryan (2017)
	Vice Chairperson:	Rita Engeldinger (2017)
	Commission Member:	Regina Payne (2019)
	Commission Member:	Rick Boyer (2016)
	Commission Member:	Leslie Horner (2017)
	Commission Member:	Doris Colwell (2016)
	Commission Member:	Eddie Breeding (2018)
	Secretary:	Kathie Needham

II. Approval of Minutes

Approval of minutes from meeting held on June 16, 2015 at 7:00 p.m.

III. New Business

- A. **Public Hearing** – consider a request from Barry & Christie Sanderson (919 Lovers Lane) to rezone their property from "R-1" (Residential Zoning) to "M-2" (Industrial Zoning)
- B. Make recommendation to city council on Barry & Christie Sanderson rezoning request
- C. **Public Hearing** – consider a request from Ken Madison (Business 60 & Carnation) to build an accessory building in excess of 900 sq. ft.
- D. Make recommendation to city council on Ken Madison request for an accessory building over 900 sq. ft. at Business 60 and Carnation
- E. **Public Hearing** – consider a request from Jacob Burkhart (1119 Terrace Drive) to build an accessory building in excess of 900 sq. ft.
- F. Make recommendation to city council on Jacob Burkhart request for an accessory building over 900 sq. ft. at 1119 Terrace Drive
- G. Discussion on streets and sidewalks

IV. Public Comment/Discussion

V. Department Report

VI. Adjournment

Posted July 24, 2015 by Kathie Needham, City Clerk

**AURORA PLANNING AND ZONING COMMISSION
COMMUNICATION**

DATE: August 4, 2015

SUBJECT: Approval of Minutes

AGENDA NO. II

AGENDA DESCRIPTION

Approval of Minutes

Approval of minutes from meeting held on June 16, 2015 at 7:00 p.m.

Notes:

**AURORA PLANNING AND ZONING COMMISSION
AGENDA**

**REGULAR SESSION
AURORA CITY HALL, COUNCIL CHAMBERS
Tuesday, June 16, 2015 at 7:00 PM**

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

II. Roll Call:

Chairperson:	Regina Payne (2019)
Vice Chairperson:	Rita Engeldinger (2017)
Commission Member:	Heidi Ryan (2017)
Commission Member:	Rick Boyer (2016)
Commission Member:	Leslie Horner (2017)
Commission Member:	Doris Colwell (2016)
Commission Member:	Eddie Breeding (2018)

Secretary: Kathie Needham

All commissioners were present along with City Manager Randall, Building Inspector White, Hospital Administrator Doug Stroemel, Judy Dingman, and Gary Woods.

III. Approval of Minutes

Approval of minutes from meeting held on May 27, 2015 at 7:00 p.m.

Commissioner Ryan moved to approve the minutes from the meeting held on May 27, 2015. Commission Colwell seconded the motion. Motion passed with the following commissioners voting aye:

AYES: Payne, Engeldinger, Breeding, Boyer, Colwell, Horner, Ryan

NAYES: 0

IV. New Business

A. Appointment of a Chairman (term expiring May 31, 2016)

Motion was made by Vice Chairman Engeldinger to nominate Commissioner Payne as Chairman. Motion died from lack of a second.

Commissioner Colwell nominated Commissioner Ryan as Chairman. Commissioner Horner seconded the motion. Motion passed with the following commissioners voting aye:

AYES: Breeding, Boyer, Colwell, Horner, Ryan

NAYES: Payne, Engeldinger

B. Appointment of Vice Chairman (term expiring May 31, 2016)

Commissioner Payne nominated Commissioner Engeldinger as Vice Chairman. Commissioner Breeding seconded the motion. Motion passed with the following commissioners voting aye:

Payne, Engeldinger, Breeding, Boyer, Colwell, Horner, Ryan
NAYES: 0

- C. Public Hearing – consider a request from Mercy Health Springfield Communities, f/k/a St. Johns Healthsystems, Inc. for annexation of their property located at southwest corner of Highway 60 and Lawrence County Road 1210 (township 26, range 25, section 17) into the city limits, and (2) zoning of the property to the A-1 Agricultural zoning district classification.

Chairman Ryan moved to move into the public hearing. Time noted 7:05 p.m.
Commissioner Horner seconded the motion. Motion passed by a roll call vote with the following commissioners voting aye:

AYES: Payne, Engeldinger, Breeding, Boyer, Colwell, Horner, Ryan
NAYES: 0

City Manager Randall started the discussion with this plan has been in development for many years for the hospital to relocate its facility to its new locations. The city has already implemented the 1.4 million dollar sewer interceptor project which will eventually run South of Hwy 60 in its later phases. In a previous meeting it was discussed that a good faith effort on the hospitals part would be the annex their property into the city limits proving to the city that their intent was real to build a new facility sometime in the future. This request for annexation was taken all the way up the chain from management on Mercy's side through attorneys representing both parties. Mercy presented its petition for annexation to the planning and zoning board and that is what you will hear this evening. The decision you make here tonight will be one of the most important decisions you will make during your tenure on this board. The hospital is extremely important to this community and is one of the biggest economic foundations this community has.

Doug Stroemel addressed the board explaining the expanded services the hospital is planning. They are looking to expand operations by offering services through Nurse Practitioners, and Pa's. They will be adding a department that will offer chemotherapy options as well as long term care. The hospital presently serves 13,500 patients per year.

Doug explained that with the reduction in payments from Medicare, due to the Affordable Health Care Act, the hospital has had to reconsider timing for the new project. There has been no date set in the future for the new construction. The hospital is looking at ways to increase efficiency and ways to add value with expanded services.

Plans at this time do not include access to the hospital property from Hwy.60. MoDOT has approved an entry way however, due to the cost involved they will access their property through the farm road.

The board questioned why this property was going to be brought into the city limits as A-1. City Manager Randall explained that it was an appropriate use for a hospital until they expanded their services and that would be again reviewed at that time.

Larry Stanley, a local resident, questioned whether his property that would touch the hospital's property would be annexed? City Manager Randall stated no it would not, only the hospital property.

Commissioner Horner moved to close the public hearing and to come back into open session. Time noted 7:35 p.m. Commissioner Colwell seconded the motion. Motion passed by a roll call vote with the following commissioners voting aye:

AYES: Payne, Engeldinger, Breeding, Boyer, Colwell, Horner, Ryan

NAYES: 0

D. Make a recommendation to city council to approve request for annexation from Mercy Health Springfield Communities, f/k/a St. John's Healthsystems, Inc.

Commissioner Boyer moved to recommend approval of the annexation request from Mercy Hospital to city council. Commissioner Colwell seconded the motion. Motion passed with the following commissioners voting aye:

AYES: Payne, Engeldinger, Breeding, Boyer, Colwell, Horner, Ryan

NAYES: 0

E. Consider changing meeting time to 6:30 p.m.

Commissioner Horner moved to hold future planning and zoning meetings at 6:30 p.m. Commissioner Breeding seconded the motion. Motion passed with the following commissioners voting aye:

AYES: Payne, Engeldinger, Breeding, Boyer, Horner, Ryan

NAYES: Colwell

V. Public Comment/Discussion

None

VI. Department Report

Commissioner Horner asked if the council had considered holding a joint session with them. Chairman Ryan requested that meeting to be held sometime in August. City Manager Randall will talk with council about setting a date for that meeting.

VII. Adjournment

Commissioner Boyer moved to adjourn the meeting at 7:40 p.m. Commissioner Payne seconded the motion. Motion passed with all commissioners voting aye.

APPROVED:

Heldi Ryan, Chairperson

ATTEST:

Kathie Needham, City Clerk, MMC/MPCC

**AURORA PLANNING AND ZONING COMMISSION
COMMUNICATION**

DATE: August 4, 2015

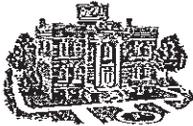
SUBJECT: Public Hearing – Sanderson Rezone

AGENDA NO. III (A)

AGENDA DESCRIPTION

Public Hearing – consider a request from Barry & Christie Sanderson (919 Lovers Lane) to rezone their property from "R-1" (Residential Zoning) to "M-2" (Industrial Zoning)

Notes:



City Of Aurora Planning & Zoning Department

Application

Date of Application 5/15/15

Project Title & Type	Title as it Appears on Plans
<input checked="" type="checkbox"/> Annexation, Zoning & Concept Plan	<input type="checkbox"/> Board of Adjustments or Building Board of Appeals
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Exception to Subdivision Regulations
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Code Amendment
<input type="checkbox"/> Rezoning & Concept Plan	<input type="checkbox"/> Vacation of Easement
<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Vacation of Right of Way
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Other _____

Information

Applicant's Name Barry & Christie Sanderson Project Location _____

Applicant's Address 919 Lovers Ln Existing Use Residential R-1
Aurora, MO Proposed Use _____

Phone/Fax/Mobile 463-2326 Existing Zoning R-1

Relationship to Owner Owners Proposed Zoning Industrial M-2

Description of Project: We would like to change zone in hopes to sell the property quicker. We already live in an industrial area.

Persons In Interest

Property Owner(s)

Name	Address	Zip	Phone/Fax/Mobile
<u>Barry Sanderson</u>	<u>919 Lovers Ln</u>	<u>65625</u>	<u>463-2326</u>
<u>Christie Sanderson</u>			

Mortgagees/Consultants

Contact Person

Identify one person to serve as the contact for the Planning & Zoning Department during the review process. This will be the only person notified by the Planning & Zoning Department of meeting schedules. It will be his/her responsibility to notify the other parties who may be involved in the project.

Name	Address	Phone/Fax
<u>Christie Sanderson</u>	<u>919 Lovers Ln Aurora</u>	<u>463-2326</u>



City Of Aurora Planning & Zoning Department Application

Owners Certification

I Certify that I am the person in interest and the information and exhibits herewith are true and correct to the best of my knowledge and that in filing this application, I am acting with the knowledge and consent of all persons in interest. Without the consent of persons in interest, the request action cannot lawfully be accomplished.

Name Christie Sanderson Address 919 Lovers Ln Phone/Fax 463-2326

Staff Use Only

Application Accepted

Date _____

Property Owners within 185 feet of Property Notified

Time _____

Application requirements Complete

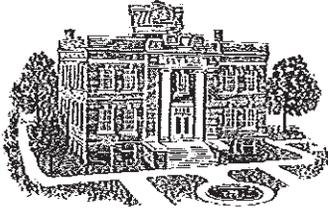
Received By _____

Fees Received _____

Pre-application conference was held with/on _____

Fees Table

Plan Review	\$ 68.00 per hour
Plat Review	\$150.00 plus \$10.00 per lot
Minor Subdivision	\$ 50.00
Rezoning Fees	\$100.00 per application
Special Use Permit	\$100.00 per application
Board of Adjustment	\$100.00 per application
Building Board of Appeals	\$100.00 per appeal



CITY OF AURORA

July 7, 2015

To Whom It May Concern:

This letter is to inform you that a public hearing has been called by the Planning and Zoning Commission to consider a request from Barry & Christine Sanderson to rezone their property from "R-1" (Single Family Residential) to "M-2" (General Industry) more particularly described herein as follows:

S 6 ACRES OF NE SE SW L & L SUB DIVISION -- AURORA
LOCATED -- 919 LOVERS LANE

Petitioner: Barry & Christine Sanderson

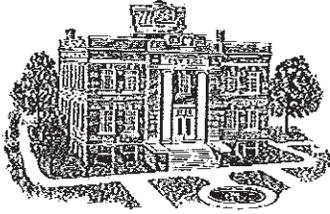
As a property owner within 185 feet (exclusive of streets and alleys) of these properties, you are hereby notified of this Public Hearing. If you wish to have any input into this hearing, either for or against the request, you may do so at this hearing. If you cannot attend the hearing but want to voice an opinion, you can send a letter to the Planning and Zoning Commission at the Aurora City Hall.

The Public Hearing will be held on the third floor, Council Chambers at City Hall on, Tuesday, August 4th, 2015 at 6:30 p.m.

If you have any questions concerning this request, please contact me at 417-678-5121 ext 31.

Thank You,

Trent White
Building Inspector



CITY OF AURORA

July 7, 2015

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Aurora Planning and Zoning Commission will conduct a PUBLIC HEARING at 6:30 p.m., Tuesday, August 4th, 2015 in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

This letter is to inform you that a public hearing has been called by the Planning and Zoning Commission to consider a request from Barry & Christine Sanderson, to rezone their property from "R-1" (Single Family Residential) to "M-2" (General Industry), more particularly described herein as follows:

S 6 ACRES OF NE SE SW L & L SUB DIVISION – AURORA
LOCATED -- 919 LOVERS LANE

Petitioner: Barry & Christine Sanderson

All persons wishing to speak either for or against this rezoning should attend the meeting.

Sanderson

property owner	address	City	State	Zip
Thomas Guess Jr. & Ashle Wallace	1101 Lovers Ln.	Aurora	Mo.	65605
David & Donna Henderson	2222 S. Meadowview	Springfield	Mo.	65804
MFA Inc.	201 Ray Young Dr.	Columbia	Mo.	65201
Kathleen Watkins	223 W. Hawthorne St.	Aurora	Mo.	65605
MFA Oil Company #1004	P.O. Box 519	Columbia	Mo.	65202
Arthur & Janice Morris	902 Lovers Ln.	Aurora	Mo.	65605
Matthew & Pamela Wagner	847 W. Saint Louis St.	Aurora	Mo.	65605
Cody Wolfe	602 S. Wolfe Way	Crane	Mo.	65633
Bank Of America NA	7105 Corporate Dr.	Plano	Tx.	75024
Ricky & Lisa Harmon	406 W. Cline St.	Aurora	Mo.	65605
US Bank National Association	3121 Michelson Dr. Ste. 500	Irvine	Ca.	92612
Sharon Green	407 W Cline St.	Aurora	Mo.	65605
McKee Housing LLC	2112 W. Vista	Springfield	Mo.	65804
McKee Housing LLC	3800 S. Fremont Ave.	Springfield	Mo.	65804
Triple S. Properties Inc.	3800 S. Fremont Ave.	Springfield	Mo.	65804

**AURORA PLANNING AND ZONING COMMISSION
COMMUNICATION**

DATE: August 4, 2015

SUBJECT: Make recommendation on Barry Sanderson rezoning request

AGENDA NO. III (B)

AGENDA DESCRIPTION

Make recommendation to city council on Barry & Christie Sanderson rezoning request

Notes:

**AURORA PLANNING AND ZONING COMMISSION
COMMUNICATION**

DATE: August 4, 2015

SUBJECT: Public Hearing – Accessory Building over 900 sq. ft. (Madison)

AGENDA NO. III (C)

AGENDA DESCRIPTION

Public Hearing – consider a request from Ken Madison (Business 60 & Carnation) to build an accessory building in excess of 900 sq. ft.

Notes:



City Of Aurora Planning & Zoning Department Application

Date of Application 6-29

Project Title & Type	Title as it Appears on Plans
<input type="checkbox"/> Annexation, Zoning & Concept Plan	<input type="checkbox"/> Board of Adjustments or Building Board of Appeals
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Exception to Subdivision Regulations
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Code Amendment
<input type="checkbox"/> Rezoning & Concept Plan	<input type="checkbox"/> Vacation of Easement
<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Vacation of Right of Way
<input type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Other _____

Information

Applicant's Name Ken Madison Project Location Bus 60 / Carnation

Applicant's Address 3371 Farm Road K52 Existing Use Lot
Monett MO 65708

Phone/Fax/Mobile 417 235 4485 Proposed Use RV Boat Storage Shed

Relationship to Owner _____ Existing Zoning Comm

Proposed Zoning _____

Description of Project: 40 x 216 SHED -

Persons In Interest

Property Owner(s) Name	Address	Zip	Phone/Fax/Mobile
Mortgagees/Consultants <u>None</u>			

Contact Person

Identify one person to serve as the contact for the Planning & Zoning Department during the review process. This will be the only person notified by the Planning & Zoning Department of meeting schedules. It will be his/her responsibility to notify the other parties who may be involved in the project.

Name Ken Madison Address Same Phone/Fax 417 235 4485



City Of Aurora Planning & Zoning Department
Application

Owners Certification

I Certify that I am the person in interest and the information and exhibits herewith are true and correct to the best of my knowledge and that in filling this application, I am acting with the knowledge and consent of all persons in interest. Without the consent of persons in interest, the request action cannot lawfully be accomplished.

Name Ken Madison Address 3371 Farm Road 1052 Phone/Fax 417.235.4485

Staff Use Only

Application Accepted

Date 6-29

Property Owners within 185 feet of Property Notified

Time _____

Application requirements Complete

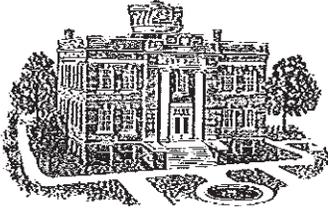
Received By [Signature]

Fees Received _____

Pre-application conference was held with/on _____

Fees Table

Plan Review	\$ 68.00 per hour
Plat Review	\$150.00 plus \$10.00 per lot
Minor Subdivision	\$ 50.00
Rezoning Fees	\$100.00 per application
Special Use Permit	\$100.00 per application
Board of Adjustment	\$100.00 per application
Building Board of Appeals	\$100.00 per appeal



CITY OF AURORA

July 7, 2015

To Whom It May Concern:

This letter is to inform you that a public hearing has been called by the Planning and Zoning Commission to consider a request from Ken Madison to build an accessory building in excess of 900 sq. ft. more particularly described herein as follows:

CARNATION DR.,603; LTS 1 & 2 WAKEFIELD SUB DIVISION – AURORA
LOCATED ON THE SOUTHWEST CORNER OF W. SOUTH ST AND CARNATION AVE.
INTERSECTION

Petitioner: Ken Madison

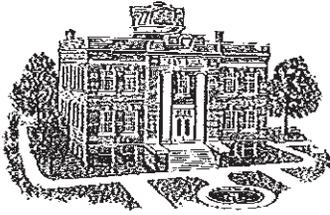
As a property owner within 185 feet (exclusive of streets and alleys) of these properties, you are hereby notified of this Public Hearing. If you wish to have any input into this hearing, either for or against the request, you may do so at this hearing. If you cannot attend the hearing but want to voice an opinion, you can send a letter to the Planning and Zoning Commission at the Aurora City Hall.

The Public Hearing will be held on the third floor, Council Chambers at City Hall on, Tuesday, August 4th, 2015 at 6:30 p.m.

If you have any questions concerning this request, please contact me at 417-678-5121 ext 31.

Thank You,

Trent White
Building Inspector



CITY OF AURORA

July 7, 2015

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Aurora Planning and Zoning Commission will conduct a PUBLIC HEARING at 6:30 p.m., Tuesday, August 4th, 2015 in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

This letter is to inform you that a public hearing has been called by the Planning and Zoning Commission to consider a request from Ken Madison, to build an accessory building in excess of 900 sq. ft. more particularly described herein as follows:

CARNATION DR.,603; LTS 1 & 2 WAKEFIELD SUB DIVISION – AURORA
LOCATED ON THE SOUTHWEST CORNER OF W. SOUTH ST AND
CARNATION AVE. INTERSECTION

Petitioner: Ken Madison

All persons wishing to speak either for or against this rezoning should attend the meeting.

Ken Madison

Property Owner	Address	City	State	Zip
Casey's Marketing Co. #1324	P.O. Box 3001	Ankeny	Ia.	50021
Dennis & Gloria Harmon	18889 Hwy. 39	Aurora	Mo.	65605
TT Group Inc.	P.O. Box 331	Aurora	Mo.	65605
Catherine Huelhorst Trust	516 S. Carnation Ave.	Aurora	Mo.	65605
Sharon Sumners Trust	515 S. Carnation Ave.	Aurora	Mo.	65605
Philip & Rhonda Montgomery	511 S. Carnation Ave.	Aurora	Mo.	65605

**AURORA PLANNING AND ZONING COMMISSION
COMMUNICATION**

DATE: August 4, 2015

SUBJECT: Make recommendation on Ken Madison request

AGENDA NO. III (D)

AGENDA DESCRIPTION

Make recommendation to city council on Ken Madison request for an accessory building over 900 sq. ft. at Business 60 and Carnation

Notes:

**AURORA PLANNING AND ZONING COMMISSION
COMMUNICATION**

DATE: August 4, 2015

SUBJECT: Public Hearing – Accessory building over 900 sq. ft. (Burkhardt)

AGENDA NO. III (E)

AGENDA DESCRIPTION

Public Hearing – consider a request from Jacob Burkhardt (1119 Terrace Drive) to build an accessory building in excess of 900 sq. ft.

Notes:



City Of Aurora Planning & Zoning Department Application

Date of Application 7-7-15

Project Title & Type	Title as it Appears on Plans
Annexation, Zoning & Concept Plan	Board of Adjustments or Building Board of Appeals
Preliminary Plat	Exception to Subdivision Regulations
Special Use Permit	Zoning Code Amendment
Rezoning & Concept Plan	Vacation of Easement
Minor Subdivision	Vacation of Right of Way
Final Plat	Other _____

Information

Applicant's Name Jacob Burkhardt Project Location South Side of house

Applicant's Address 1119 Terrace Dr. Existing Use Residential
Aurora, Mo 65605 Proposed Use _____

Phone/Fax/Mobile 417-229-1368 Existing Zoning R-1

Relationship to Owner Owner Proposed Zoning _____

Description of Project: 50 x 40 Shop Building - Personal use

Persons In Interest

Property Owner(s)

Name	Address	Zip	Phone/Fax/Mobile
<u>Jacob Burkhardt</u>	<u>1119 Terrace Dr.</u>	<u>65605</u>	<u>229-1368</u>

Mortgagees/Consultants

Bank of Billings

Contact Person

Identify one person to serve as the contact for the Planning & Zoning Department during the review process. This will be the only person notified by the Planning & Zoning Department of meeting schedules. It will be his/her responsibility to notify the other parties who may be involved in the project.

Name	Address	Phone/Fax
<u>Jacob Burkhardt</u>	<u>1119 Terrace Dr.</u>	<u>417-229-1368</u>



City Of Aurora Planning & Zoning Department Application

Owners Certification

I Certify that I am the person in interest and the information and exhibits herewith are true and correct to the best of my knowledge and that in filing this application, I am acting with the knowledge and consent of all persons in interest. Without the consent of persons in interest, the request action cannot lawfully be accomplished.

Name [Signature] Address 119 Terrace Dr. Phone/Fax 417-229-1368

Staff Use Only

Application Accepted

Date 7-7-15

Property Owners within 185 feet of Property Notified

Time 1:50 pm

Application requirements Complete

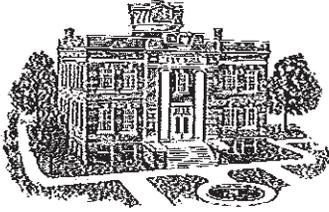
Received By [Signature]

Fees Received _____

Pre-application conference was held with/on _____

Fees Table

Plan Review	\$ 68.00 per hour
Plat Review	\$150.00 plus \$10.00 per lot
Minor Subdivision	\$ 50.00
Rezoning Fees	\$100.00 per application
Special Use Permit	\$100.00 per application
Board of Adjustment	\$100.00 per application
Building Board of Appeals	\$100.00 per appeal



CITY OF AURORA

July 7, 2015

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Aurora Planning and Zoning Commission will conduct a PUBLIC HEARING at 6:30 p.m., Tuesday, August 4th, 2015 in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

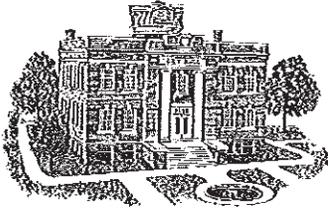
This letter is to inform you that a public hearing has been called by the Planning and Zoning Commission to consider a request from Jacob Burkhart, to build an accessory building in excess of 900 sq. ft. more particularly described herein as follows:

185' JOCOB BURKHART ACCESSORY BUILDING ADDITION

Legal Description TERRACE DR.,1119; LTS 7 & 8 AURORA HEIGHTS -
AURORA

Petitioner: Jacob Burkhart

All persons wishing to speak either for or against this rezoning should attend the meeting.



CITY OF AURORA

July 7, 2015

To Whom It May Concern:

This letter is to inform you that a public hearing has been called by the Planning and Zoning Commission to consider a request from Jacob Burkhart to build an accessory building in excess of 900 sq. ft. more particularly described herein as follows:

185' JOCOB BURKHART ACCESSORY BUILDING ADDITION
Legal Description TERRACE DR.,1119; LTS 7 & 8 AURORA HEIGHTS - AURORA

Petitioner: Jacob Burkhart

As a property owner within 185 feet (exclusive of streets and alleys) of these properties, you are hereby notified of this Public Hearing. If you wish to have any input into this hearing, either for or against the request, you may do so at this hearing. If you cannot attend the hearing but want to voice an opinion, you can send a letter to the Planning and Zoning Commission at Aurora City Hall, P.O. Box 30, Aurora, MO 65605.

The Public Hearing will be held on the third floor, Council Chambers at City Hall on, Tuesday, August 4th, 2015 at 6:30 p.m.

If you have any questions concerning this request, please contact me at 417-678-5121 ext 31.

Thank You,

Trent White
Building Inspector

Burkhardt

Property Owner	Address	City	State	Zip
ROBERT & DONNA COWPERTHWAIT	1112 SUNSHINE DR	AURORA	MO	65605
ROBERT SMEDLEY	P.O. BOX 146	MONETT	MO	65708
MAXINE HORTON	1108 SUNSHINE DR	AURORA	MO	65605
BRITANY CARLSON	1111 TERRACE DR	AURORA	MO	65605
LEE & LINDA BROWNLEE	1106 TERRACE DR	AURORA	MO	65605
STEVEN O'NEAL	1116 TERRACE DR	AURORA	MO	65605
WILLIAM H. JR. WHITTINGTON	1120 TERRACE DR	AURORA	MO	65605
VELTA J. HITCHCOCK	1124 TERRACE DR	AURORA	MO	65605
JOHN B. SR. & N EUJEANIA MAIS	17638 LAWRENCE 2220	VERONA	MO	65769

**AURORA PLANNING AND ZONING COMMISSION
COMMUNICATION**

DATE: August 4, 2015

SUBJECT: Make recommendation on Accessory building over 900 sq. ft.
(Burkhardt)

AGENDA NO. III (F)

AGENDA DESCRIPTION

Make recommendation to city council on Jacob Burkhardt request for an accessory building over 900 sq. ft. at 1119 Terrace Drive

Notes:

**AURORA PLANNING AND ZONING COMMISSION
COMMUNICATION**

DATE: August 4, 2015

SUBJECT: Discussion on streets and sidewalks

AGENDA NO. III (G)

AGENDA DESCRIPTION

Discussion on streets and sidewalks

Notes:

**AURORA PLANNING AND ZONING COMMISSION
COMMUNICATION**

DATE: August 4, 2015

SUBJECT: Public Comment/Discussion

AGENDA NO. IV

AGENDA DESCRIPTION

PUBLIC COMMENT/DISCUSSION

Notes:

**AURORA PLANNING AND ZONING COMMISSION
COMMUNICATION**

DATE: August 4, 2015

SUBJECT: Staff Report

AGENDA NO. V

AGENDA DESCRIPTION

STAFF REPORT

Notes:

**AURORA PLANNING AND ZONING COMMISSION
COMMUNICATION**

DATE: August 4, 2015

SUBJECT: Adjournment

AGENDA NO. VI

AGENDA DESCRIPTION

ADJOURNMENT

Notes: