

**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: Chairman Ryan called the meeting to order at 6:30 p.m.

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

All Commission members were noted present except Commission Member Engeldinger who was absent.

II. Approval of Minutes

Approval of minutes from meeting held on June 16, 2015 at 7:00 p.m.
Commissioner Colwell moved to approve the minutes from the June 16, 2015 meeting as submitted. Commissioner Boyer seconded the motion. All commission members voted aye.

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)

Commissioner Horner moved to open the public hearing. Time noted 6:35 p.m.
Commissioner Breeding seconded the motion. Motion passed by a roll call vote with the following commissioners voting aye:

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

NAYES: 0

An application was received from Barry and Christine Sanderson to rezone their property from "R-1" (Residential) to "M-2" (Industrial). The application stated that the surrounding area was zoned "M-2" and by rezoning their property it would allow them to sell their property with fewer restrictions for any new owner.

Mr. Sanderson stated that he had requested a rezone three years ago in conjunction with a neighbor and had been denied. They have no plans to allow animals on their property at this time. The change is being requested for the future sale of this property.

Commissioner Boyer moved to close the public hearing. Time noted 6:38 p.m.
Commissioner Payne seconded the motion. Motion passed by a roll call vote with the following commissioners voting aye:

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

NAYES: 0

B. Make recommendation to city council on Barry & Christie Sanderson rezoning Request

Commissioner Boyer moved to recommend to city council to approve the rezoning request from Barry and Christie Sanderson. Chairman Ryan seconded the motion. Motion passed with all commission members voting aye.

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

Commissioner Boyer moved to open the public hearing. Time noted 6:39 p.m.
Commissioner Horner seconded the motion. Motion passed by a roll call vote with the following commissioners voting aye:

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

NAYES: 0

An application was received from Ken Madison to build and accessory building in excess of 900 sq. ft. at Business 60 and Carnation. Building Inspector White informed the commission that Mr. Madison was going to remove all buildings from that location but 1. Building Inspector White reported the present zoning was C-2 which would allow the property owner to build a storage shed. The commission questioned the zoning which was different on the existing map they had before them. The commission felt that this matter should be tabled until the correct information could be retrieved.

Commissioner Horner moved to close the public hearing. Time noted 6:45 p.m.
Commissioner Colwell seconded the motion. Motion passed by a roll call vote with the following commissioners voting aye:

AYES: Payne, Breeding, Boyer Colwell Horner, Ryan

NAYES: 0

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

Commissioner Colwell moved to table this matter. Commissioner Breeding seconded the motion. Motion passed with all commissioners voting aye.

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

Commissioner Colwell moved to open the public hearing. Time noted 6:46 p.m.

Commissioner Breeding seconded the motion. Motion passed by a roll call vote with the following commissioner voting aye:

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

NAYES: 0

Robert Cowpenthwait addressed the commission and stated that he lived adjacent to Sunshine behind the Burkhardt property. His bedroom is next to the property which is already noisy from the existing work that the property owner is involved with. His concern is the property owner already has several sheds that he builds guttering in and he feared that would increase the noise level. He requested commission to deny the request as he wanted to keep the neighborhood quiet.

City Manager Randall passed out the existing ordinance governing the request. Ordinance 400.260 (3) gives protection to the neighborhood. It gives setback restrictions which must be strictly followed. He questioned if the reason for this application was purely for personal use only. City Manager Randall stated that as he has worked through commercial businesses operating in residential areas and how to control that the commission might want to question his intention for the request.

Building Inspector White stated he had tried to contact him several times with no return phone call from the property owner.

Commissioner Horner moved to close the public hearing. Time noted 6:55 p.m.

Commissioner Payne seconded the motion. Motion passed by a roll call vote with the following council member voting aye:

AYES: Payne, Breeding, Boyer, Colwell, Ryan

NAYES: 0

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

Commissioner Horner moved to deny the request from Jacob Burkhardt. Commissioner Colwell seconded the motion. Motion passed with all members voting aye.

G. Discussion on streets and sidewalks

Chairman Ryan stated her goal was for the commissioner to put together a list of streets that needed to be repaired and overlaid while working in conjunction with the Comprehensive Plan.

City Manager Randall stated that MoDOT interprets the law, in regards to the ADA ruling, that when any street is overlaid any existing sidewalk must be repaired or replaced. New sidewalk does not have to be installed where one does not exist. Because MoDOT is holding to this standard the city will have to hold to the same standard moving forward. This will be very expensive and add to the cost of overlay.

City Manager Randall stated for example that South Street needed to be milled. It had been overlaid for many years and the street height was well over curb level. The crown is higher than the curbing. This has significant impact on curbs and guttering. For future planning he suggested instead of overlaying the streets should be milled down and then overlaid so the curbs and guttering is not compromised.

Chairman Ryan requested each commissioner member to put together their list and the commission will meet in a month to discuss. Once the commission puts their recommendation together for the coming year it will be presented through the Comprehensive Plan to city council.

IV. Public Comment/Discussion

None

V. Department Report

City Manager Randall stated that sections of the Comprehensive Plan had been updated and handed out to the commission for its review. Some parts are boiler plate and have new information has been inserted into them. Other elements of the plan will be forthcoming.

The next step will be for the commission to review and plan for will be the Future Land Use Map. This process will take some time and he hoped the commission would allow adequate time for this planning phase. The commission will be asked to put together their recommendations for their vision of what they city for the city as a whole in regards to zoning.

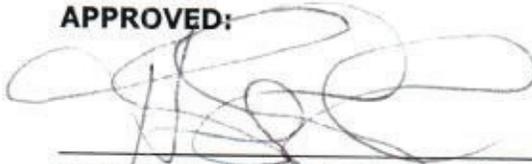
City Manager Randall stated that once the plan was complete he hoped that it would be utilized for future reference and not put on the shelf to collect dust. The plan, once completed should provide guidance and direction to future commission members as well as city council.

Chairman Ryan questioned if council had set a date for a joint session with Planning and Zoning. City Manager Randall will ask council for a date to meet with the commission.

VI. Adjournment

Commissioner Colwell moved to adjourn the meeting at 7:30 p.m. Commissioner Breeding seconded the motion. All members voted aye.

APPROVED:

A handwritten signature in black ink, appearing to be 'Heidi Ryan', written over a horizontal line.

Heidi Ryan, Planning & Zoning Chairman

ATTEST:

A handwritten signature in black ink, appearing to be 'Kathie Needham', written over a horizontal line.

Kathie Needham, City Clerk, MMC/MPCC