

**AURORA PLANNING AND ZONING COMMISSION  
MINUTES**

**REGULAR SESSION  
AURORA CITY HALL, COUNCIL CHAMBERS  
Tuesday, February 16, 2016 at 6:30 PM**

**I. Call to order**

Roll Call

Present:	Chairperson:	Regina Payne (2019)
	Vice Chairperson:	Rita Engeldinger (2017)
	Commission Member:	Rick Boyer (2016)
	Commission Member:	Darold Farless (2017)
	Commission Member:	Leslie Horner (2017)
	Secretary:	Jessica Shelton
Absent:	Commission Member:	Doris Colwell (2016)
	Commission Member:	Eddie Breeding (2018)

Chairperson Regina Payne called the meeting to order at 6:30 p.m. on February 16, 2016.

**II. Approval of Minutes**

- A. Approval of minutes from meeting held on September 1, 2015 at 6:30 p.m.  
*(see Ref. II.A).*

Commissioner Leslie Horner moved to approve the minutes from the meeting held on September 1, 2015 at 6:30 p.m. Commissioner Rick Boyer seconded the motion. Motion passed with the following votes recorded as:

AYES: 4  
NAYES: 0  
ABSTAIN: 1

- B. Approval of minutes from meeting held on December 1, 2015 at 6:30 p.m.  
*(see Ref. II.B).*

Commissioner Rick Boyer moved to approve the minutes from the meeting held on December 1, 2015 at 6:30 p.m. Commissioner Darold Farless seconded the motion. Motion passed with the following votes recorded as:

AYES: 4  
NAYES: 0  
ABSTAIN: 1

### III. Old Business

None.

### IV. New Business

#### A. Comprehensive Plan Review – Future Land Use Section

The Aurora Planning and Zoning Commission continued its review of the City of Aurora Comprehensive Plan with focus on the Future Land Use chapter (*see Ref. IV.A*). City Manager Mike Randall explained it was critical for the Future Land Use chapter to be correct since it will establish legal precedent and help the commissioners in considering future zoning requests.

City Manager Randall presented a proposed Future Land Use map as updated by the Center for Resource Planning and Management, Missouri State University (MSU) (*proposed map on file with the City of Aurora*). City Manager Randall asked the commissioners to study and consider the proposed map carefully.

Commissioner Horner asked what process was used to determine the proposed changes to the map. City Manager Randall replied MSU assisted in development of the existing map in 2002. Discussions to update the 2002 map began in 2013 between MSU and Trent White, City of Aurora Building Inspector. Information will continue to be shared to bring the proposed map up-to-date.

Commissioner Horner asked if the proposed Future Land Use map could include information from the Flood Insurance Rate Map. Inspector White replied he would pursue the inclusion of floodplain information on the map. However, building can still occur in a floodplain as long as all state regulations are complied with.

Commissioner Horner felt it was important to indicate areas that were essentially unbuildable. City Manager Randall added there are areas not designated in federal floodplains that are still impacted by high water. He agreed it may be important to discourage building in certain areas.

City Manager Randall presented action items for *Established Neighborhoods - Objective 1: Aurora should promote continuous public and private investment in established neighborhoods to ensure that they remain attractive places to live*. Discussion included how serious the City is in pursuing enforcement of building codes and nuisance abatement codes; rehabilitation of deteriorating older houses; removal of dilapidated and unsafe structures and clarification of what designation of historic residential homes and neighborhoods means.

City Manager Randall explained the federal designation of historic buildings or districts are only guidelines and can be a positive tool for property owners. There are costs involved when that designation is pursued.

#### IV. New Business – (Continued)

##### A. Comprehensive Plan Review – Future Land Use Section – (Continued)

City Manager Randall and Building Inspector White emphasized the City's first priority is the rehabilitation of property opposed to demolition. However, there are cases where property neglect has become so severe the City is left with no choice but to proceed with demolition. In the last two years there have been roughly 25 such cases.

Objective 1, action item 9, as written states "*The City should permit the location of attached housing as an alternative to conventional single family detached dwellings in appropriate neighborhood area.*" Commissioners requested the language be rewritten for clarification purposes, specifically what "attached housing" means.

City Manager Randall presented action items for *Developing Neighborhoods - Objective 2: Aurora should work to ensure the development of neighborhoods that are well-planned, provide all necessary public facilities and services, and offer a variety of housing types.* Discussion included planning of new development; flow of traffic; congestion buffering techniques and integration of green areas.

City Manager Randall recommended that creation of green space be actively encouraged in planning of new subdivisions.

City Manager Randall asked the commission if it wanted to actively restrict building in flood prone areas. Commissioners Boyer and Horner suggested the need to prevent redevelopment in flood prone areas after buildings are destroyed by flooding.

Commissioner Farless asked how soon the City could start the City-wide Flood Control Master Plan. City Manager Randall replied funding from new taxes will become available next year to begin working on the multi-year flood control plan, with some level of project occurring every year.

Commissioners requested correction of typographical errors in Objective 2, action item 8.a to read as "*Provide for desirable public amenities, such and **as** parks, walking ~~rails~~ **trails**, and other open space.*"

Due to its significance, Commissioners requested the Future Land Use chapter be reviewed in smaller sections. It was recommended that there be a meeting scheduled for Tuesday, March 1, 2016 at 6:30 p.m. to continue focused discussion on Objectives 1 and 2.

Commissioner Horner asked Building Inspector White to provide floodplain information for the proposed map.

**IV. New Business – (Continued)**

A. Comprehensive Plan Review – Future Land Use Section – *(Continued)*

Commissioner Horner emphasized the need to encourage more growth to the north side of Aurora. Commissioner Payne observed the need for more grocery stores and necessity stores on the north side. City Manager Randall said he hoped the future overpass and further street development in that area will tie the neighborhoods together and help open up the north side. Commissioner Boyer felt the opposite would happen although the overpass will help with emergency response times.

Commissioner Horner requested that nuisance abatement be discussed. Building Inspector White reported that the City has been trying to address nuisance areas but there are concerns for how violations can effectively be enforced. Commissioner Horner said existing ordinances allow the City to intervene on small scale issues. City Manager Randall said the process has been complicated by newly enacted laws requiring a search warrant to enter onto private property, even to deal with excessive trash situations.

Citizen Carolyn Ray addressed the commission to express her concern for a neighboring property that she felt has excessive trash and hazards located in the back of the property. City Manager Randall and Building Inspector White will look into the situation.

**V. Public Comment/Discussion**

None.

**VI. Department Report**

None.


**VII. Adjournment**

Chairperson Payne moved to adjourn the meeting at 8:35 p.m. Commissioner Horner seconded the motion. All commissioners voted aye.

**APPROVED:**

  
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Regina Payne, Chairperson

**ATTEST:**

  
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Jessica Shelton, Administrative Assistant, Planning & Zoning