

**AURORA PLANNING AND ZONING COMMISSION  
AGENDA**

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

**I. Call to order**

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

**II. Approval of Minutes**

- A. Approval of Minutes from March 15, 2016. (Ref. II.A)
- B. Approval of Minutes from April 16, 2016. (Ref. II.B)

**III. Old Business**

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

**IV. New Business**

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

**V. Public Comment/Discussion**

**VI. Department Report**

**VII. Adjournment**



**AURORA PLANNING AND ZONING COMMISSION  
MINUTES**

**REGULAR SESSION  
AURORA CITY HALL, COUNCIL CHAMBERS  
Tuesday, March 15, 2016 at 6:30 PM**

**I. Call to order**

Roll Call

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

Chairperson Regina Payne called the meeting to order at 6:30 p.m. on March 15, 2016.

**II. Approval of Minutes**

- A. Approval of minutes from meeting held on February 16, 2016 at 6:30 p.m.  
*(see Ref. II.A).*

Commissioner Darold Farless moved to approve the minutes from the meeting held on February 16, 2016 at 6:30 p.m. Commissioner Rita Engeldinger seconded the motion. Motion passed with the following votes recorded as:  
AYES: Payne, Engeldinger, Farless and Horner  
NAYES: 0  
ABSTAIN: 0

**III. Old 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 Land Use chapter, beginning with Commercial Development.

City Manager Randall presented action items for *Commercial Development - Objective 3: The City should ensure sufficient and suitable locations for well-designed commercial development that offers a range of goods and services for*

**III. Old Business – (Continued)**

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

*the community.* Discussion included location and intensity of commercial development and its impact on traffic patterns, buffering techniques between zoning districts, encouragement of planned commercial centers and mixed use development and the history of unsuccessful attempts to encourage historic designation and preservation efforts in the City Square and downtown area.

The Commissioners discussed the potential impact the future overpass will have on High Street. Discussion included possible re-zoning of portions of High Street, traffic flow and possible street improvements.

Chairperson Payne asked if anything could be built on the Radio Shack lot after the current demolition is complete. City Manager Randall explained the lot will remain private property. However, the City will place a lien on the property equal to the cost of demolition which could negatively impact its desirability in the real estate market. The City may or may not be interested in acquiring that property depending on the outcome of future environmental assessments yet to be completed.

City Manager Randall presented action items for *Office Development - Objective 4: The City should work to provide convenient locations for compatible office and institutional uses.* Discussion included the encouraged use of planned centers or clusters, traffic patterns, the use of buffering techniques between zoning districts and the adaptive use of vacant commercial and industrial properties.

Commissioners discussed the possibility of using cleared and vacant property for public purposes. City Manager Randall explained the City does not typically pay prevailing wage for its projects. When prevailing wage is not paid then the property cannot be used for a public purpose such as additional parking or recreational use (a park). The City would need to determine prior to the bidding process if a public purpose is intended so that prevailing wage can be included.

**IV. New Business**

None.

**V. Public Comment/Discussion**

None.

**VI. Department Report**

None.

**VII. Adjournment**

Chairperson Payne moved to adjourn the meeting at 7:33 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



**AURORA PLANNING AND ZONING COMMISSION  
AGENDA**

**REGULAR SESSION  
AURORA CITY HALL, COUNCIL CHAMBERS  
Thursday, April 14, 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:	Leslie Horner (2017)
	Secretary:	Jessica Shelton

Absent:	Commission Member:	Eddie Breeding (2018)
	Commission Member:	Doris Colwell (2016)
	Commission Member:	Darold Farless (2017)

Chairperson Regina Payne called the meeting to order at 6:30 p.m. on April 14, 2016.

**II. Approval of Minutes**

- A. Approval of minutes from meeting held on March 15, 2016 at 6:30 p.m.  
(Ref. II.A on file at City Hall).

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

**III. Old Business**

None.

**IV. New Business**

- A. Approve Resignations from Eddie Breeding and Doris Colwell.

Commissioner Rick Boyer moved to approve the resignations of Commissioner Eddie Breeding and Commissioner Doris Colwell. Commissioner Leslie Horner seconded the motion. Motion passed with the following votes recorded as:  
Ayes: Payne, Engeldinger, Boyer and Horner  
Nayes: 0  
Abstain: 0

B. Review Applications for Two Open Seats on the Planning and Zoning Commission and Approve Recommendations to City Council.

Candida "Candi" Bradley	<i>(Ref. IV.B (1) on file at City Hall)</i>
Gene Godwin	<i>(Ref. IV.B (2) on file at City Hall)</i>
Martin Schwartz	<i>(Ref. IV.B (3) on file at City Hall)</i>

City Manager Mike Randall introduced the agenda item and explained the selection process. Each applicant would be allowed to introduce themselves.

City Manager Mike Randall said Gene Godwin was not in attendance due to a prior commitment and the short notice of the meeting. Martin Schwartz and Candi Bradley were each provided time to share their background and reason for interest in serving on the City of Aurora Planning and Zoning Commission.

Commissioner Rita Engeldinger asked Mr. Schwartz what his plans were for remediating the condition of his property located at 24 W. Pearl Street. Mr. Schwartz responded that a portion of the property had been demolished in 2015. He recently reapplied for a permit to continue the demolition process with anticipated completion by May 2016.

Commissioner Engeldinger moved to approve the nomination of Candida "Candi" Bradley to the Planning and Zoning Commission. Commissioner Boyer seconded the motion. Motion passed with the following votes recorded as:

Ayes: Payne, Engeldinger, Boyer and Horner

Nayes: 0

Abstain: 0

Commissioner Boyer moved to approve the nomination of Gene Godwin to the Planning and Zoning Commission. Commissioner Engeldinger seconded the motion. Motion passed with the following votes recorded as:

AYES: Payne, Engeldinger and Boyer

NAYES: Horner

ABSTAIN: 0

Mr. Schwartz indicated he remained interested in pursuing other avenues of involvement with the City of Aurora as they become available.

C. Next Meeting – May 17, 2016 At 6:30 PM.

No discussion. Informational purposes only.

**IV. New Business**

None.

**V. Public Comment/Discussion**

None.

**VI. Department Report**

None.

**VII. Adjournment**

Chairperson Payne moved to adjourn the meeting at 6:50 p.m. Commissioner Boyer 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

**AURORA PLANNING AND ZONING COMMISSION  
BRIEFING PAPER**

**DATE:** May 17, 2016

**AGENDA ITEM NO.** III.A Comprehensive Plan Review-Future Land Use Section

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**ITEM DESCRIPTION**

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The Planning and Zoning Commission will continue with its review and discussion on the Land Use Section of the Comprehensive Plan beginning with "Industrial" Section.

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Notes:

None.





**AURORA PLANNING AND ZONING COMMISSION  
BRIEFING PAPER**

**DATE:** May 17, 2016

**AGENDA ITEM NO.** IV.C Consideration of and Finding of Fact for Request from Mike Young to Install One New Street Light at 210 S. Adams Avenue Starting 162' Ft. to the North Light, and about 183' Ft. to the South Light. (Ref. IV.C(1) and IV.C(2) attached)

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**ITEM DESCRIPTION**

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Notes:

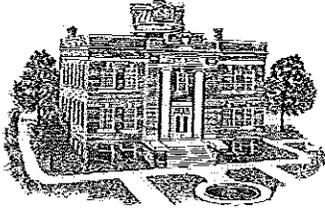
Property Owner of 210 S. Adams, Aurora, Missouri has requested the installation of a street light. This address location houses a business that sometimes conducts meetings in the evening hours and the property owner has stated the existing street lights provide insufficient lighting (Ref. IV.C(1) attached).

Building Inspector Trent White has confirmed that the requested location for the street light falls within the criteria detailed in Section 535.110 of the City Code. The location of the requested pole will be approximately 162' ft. from the north light, and approximately 183' ft. from the light south.

Bill Cleek at Empire District Electric District has confirmed the location of the pole for the requested street light will work for their purposes. A Request for Change in Street Lighting Service is attached (Ref. IV.C(2) attached).

The Commission's discussion will include determination of Finding of Fact.

This street light will be known as Pole #118875 pending approval by the Aurora City Council.



# City of Aurora

## STREET LIGHT REQUEST FORM

DATE: 05/06/2016

APPLICANT NAME: Mike Young

ADDRESS: 210 S. Adams  
Aurora, MO. 65605

TYPE/SIZE OF STREET LIGHT (WATTS/STYLE)--150 WATT SODIUM (COBRA HEAD TYPE II)

APPROXIMATE LOCATION/PLACEMENT OF REQUESTED STREET LIGHT(s):

Building Inspector Trent White has confirmed that the requested location for the street light falls within the criteria detailed in Section 535.110 of the City Code. The location of the requested pole will be approximately 162' ft. from the north light, and approximately 183' ft. from the south light.

### ENDORSED FOR APPROVAL:

CITY MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEERING DEPT. \_\_\_\_\_ DATE \_\_\_\_\_

STREET DEPT. \_\_\_\_\_ DATE \_\_\_\_\_

POLICE/ FIRE DEPT. \_\_\_\_\_ DATE \_\_\_\_\_

BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING & ZONING COMMISSION RECOMMENDATION: \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

CITY COUNCIL ACTION/COMMENT: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

APPROVAL DATE \_\_\_\_\_ DISAPPROVAL DATE \_\_\_\_\_

**THE EMPIRE DISTRICT ELECTRIC COMPANY**

*Request for Change in Street Lighting Service*

Missouri and Arkansas

Pursuant to a Resolution adopted by the governing body of the **City of Aurora** hereinafter called CITY, TOWN, OR VILLAGE, on the 5th day of May, 2016 THE EMPIRE DISTRICT ELECTRIC COMPANY, hereinafter called COMPANY, is hereby requested to make the following changes in street lighting service pursuant to the provisions of the Municipal Electric Service Agreement, hereinafter called AGREEMENT, executed by the CITY and the COMPANY.

STREET LIGHT REQUEST	ADDRESS - LOCATION STREET LIGHTS and EXCESS FACILITIES	SIZE and TYPE STREET LIGHTS	QTY	ANNUAL ENERGY CHARGE		FACILITY USAGE CHARGE	
				Installed	Removed	Installed	Removed
Install	210 S Adams	150W HPS	1	\$104.43		\$206.13	
<b>Subtotals - Annual Energy Charge and Facility Usage Charge for this Request</b>				\$104.43	\$0.00	\$206.13	\$0.00
<b>A Annual Energy Charge for this Request (Install minus Remove)</b>				<b>\$104.43</b>			
<b>B Total Facility Usage Charge for this Street Light Request (Install minus Remove)</b>						<b>\$206.13</b>	

The CITY agrees that the AGREEMENT shall be amended as follows

- C Total Facility Usage Charge for this Request (Total Line B) \$206.13
- D Annual Facility Usage Charge to Customer for this Request (Total Line C X 9%) \$18.55
- E Annual Energy Charge for this Request (Total Line A) \$104.43
- F Annual Facility Usage and Energy Charge for this Request (Total Line D plus/minus Line E) \$122.98
- G Monthly Increase/Decrease to be Paid by Customer for this Request (Total Line F divided by 12 months) \$10.25

This request for change shall be effective from and after its execution and is supplemental to, forms a part of and is to be construed with and subject to the terms, conditions and provisions of the Agreement herein referred to which, in all other particulars except as hereinafter amended, is ratified and confirmed.

Executed at \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_

(SEAL)

ATTEST:

\_\_\_\_\_  
CLERK

By \_\_\_\_\_

\_\_\_\_\_  
MAYOR OR BOARD CHAIRMAN

**ACCEPTANCE**

THE EMPIRE DISTRICT ELECTRIC COMPANY hereby approves and consents to the aforesaid request for change in street lighting service and all terms and provisions included therein, and agrees that the Municipal Electric Service Agreement shall be amended accordingly. The number of street lights in service in said CITY will, after completion of the above changes and until our approval of further changes, be as follows:

MERCURY VAPOR LIGHTS	HIGH PRESSURE SODIUM LIGHTS	METAL HALIDE LIGHTS
4,000L - Incand	6,000L - 70W	12,000L - 175W
7,000L - 175W	16,000L - 150W	20,500L - 250W
11,000L - 250W	27,500L - 250W	36,000L - 400W
20,000L - 400W	50,000L - 400W	110,000L - 1,000W
53,000L - 1,000W	130,000L - 1,000W	

Empire Representative Completing Contract

B. Cleek

EDE USE	CER#	713485	ORDER #	COMPLETED
CURRENT INVESTMENT CHARGE			ANNUAL FACILITY USAGE CHARGE	ACCUMULATIVE INVESTMENT CHARGE

**THE EMPIRE DISTRICT ELECTRIC COMPANY**

Executed at Joplin, Mo this \_\_\_\_\_ day of \_\_\_\_\_ By \_\_\_\_\_

(VICE PRESIDENT)