

AURORA PLANNING AND ZONING COMMISSION MINUTES

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

I. Call to order

Roll Call:	Chairman:	Regina Payne (2019)
	Vice Chairman:	Darold Farless (2017)
	Commission Member:	Rick Boyer (2017)
	Commission Member:	Candi Bradley (2020)
	Commission Member:	Rita Engeldinger (2017)
	Commission Member:	Gene Godwin (2020)
	Commission Member:	Leslie Horner (2017)
	Treasurer/Deputy City Clerk:	Betty Baum

Chairman Payne called the meeting to order at 6:30 p.m. on August 16, 2016. Roll call was taken and all were present except Commissioner Bradley who was absent.

II. Approval of Minutes

A. Approval of Minutes from April 14, 2016.

Commissioner Horner moved to approve the meeting minutes from the April 14, 2016 at 6:30 p.m. Commissioner Boyer seconded the motion. Motion passed with the following members voting aye on the motion.

AYES: Payne, Engeldinger, Boyer, Horner
NAYES: 0
ABSTAIN: Farless (not present at meeting) Godwin (had not yet been appointed)

B. Approval of Minutes from July 7, 2016.

This item tabled until the next meeting due to there not being enough members present who were in attendance at that meeting.

III. Old Business

A. Walt Gassaway, Personal Shop Larger than 900 sq ft

City Manager Mike Randall reminded the commission they had asked Mr. Gassaway to reduce the shop size from 2200 sq ft to 1500 sq ft at their last meeting and to provide a new drawing. (see attached map) Mr. Gassaway did provide a new drawing as requested reducing the shop size to 1500 sq. ft. The shop building is for personal use on a vacant lot that adjoins his residence at 705 Highland Drive. Commissioner Boyer moved to approve the request from Walt Gassaway allowing the 1500 sq ft shop. Commissioner Farless seconded the motion. Motion passed with following members voting aye on the motion.

AYES: Engeldinger, Boyer, Farless, Godwin, Horner, Payne

NAYES: None

IV. New Business

A. Discussion /recommendation to City Council Regarding Proposed Revision to Title V "Building Code" section 500.030.B1

Building Inspector Trent White explained the proposed revision was to eliminate the fee and bond for demolition and to clarify permit fees for two common permit types, Fencing and Mobile Home Placement.

Building Permit Fee System

#1 Permit Fees

New will be stricken and wording New & remodeled added.

Residential remodeling \$.10 per square foot will all be stricken.

Demolition (when not in conjunction with new construction or with insurance bond). Wording in parenthesis strike out and change the \$25.00 to No Charge.

Demolition bond \$250.00 will all be stricken

Fencing \$20 will be added.

#2 Engineering and surveying/permit fees

Driveways (when not in conjunction with sidewalk new or replacement). Wording in parenthesis will be stricken.

Excavation (pavement). Add wording "and alley cuts".

Excavation bond \$250 – strike out all.

Sidewalk (when not in conjunction with driveway). Wording in parenthesis will be stricken.

Repeat Inspections (at Building Inspector's discretion) Same as first inspection. Strike out all.

Commissioner Boyer moved to approve and recommend to City Council the proposed revisions to Title V "Building Code", Chapter 500 Building Regulations, Article II "Building Code and Building Standards", Section 500.030.B1. "Building Permit Fee System" of the Municipal Code of Ordinances. Commissioner Farless seconded the motion. Motion passed with the following members voting aye on the motion:

AYES: Boyer, Farless, Godwin, Horner, Payne, Engeldinger

NAYES: None

B. Discussion/recommendation to City Council Regarding Proposed Title IV "Land Use", Chapter 400 "Zoning Regulations", Article III "Supplementary Regulation"s, Section 400.245 (Fencing)

Building Inspector Trent White stated the minimum permit fee is \$20 however, this had not been updated in section 400.245 (Fencing).

Commissioner Boyer moved to approve the change and recommend to City Council the \$20 minimum permit fee to Section 400.245 Fencing.

Commissioner Horner seconded the motion. Motion passed with the following voting aye on the motion:

AYES: Farless, Godwin, Horner, Payne, Engeldinger, Boyer

NAYES: None

C. Public Hearing, James Hicks, Personal Shop Larger than 900 sq ft.

Chairman Payne moved to open the public hearing at 6:42 p.m.

Commissioner Farless seconded the motion. Motion passed with all present voting aye.

Mr. Hicks resides at 3 W. Chestnut and is requesting to build a 1200 sq ft shop for personal use. Access to the building would be from the rear and

the front on the west side of the house. The property is Zoned C1. (see attached map)

Commissioner Boyer moved to close the public hearing at 6:44 p.m. Commissioner Farless seconded the motion with all present voting aye on the motion.

Commissioner Farless moved to approve the request from James Hicks to allow a personal shop larger than 900 sq. ft to his property at 3 W. Chestnutt. Commissioner Boyer seconded the motion. Motioned passed with the following voting aye on the motion:

AYES: Godwin, Horner, Payne Engeldinger, Boyer, Farless

NAYES: None

D. Public Hearing, Matthew & Jennifer Martin, Paul & Misty Bartlett, Lot Line Adjustment.

Commissioner Farless moved to open the Public Hearing at 6:45 p.m. Commissioner Boyer seconded the motion. Motion passed with all present voting aye on the motion.

The request from the Martin's and the Barlett's was to adjust the lot line for the properties at 718 & 720 Porter because a structure has been built on the lot line. Both parties were present and agreeable. City staff recommends approving this request. (see attached map)

Commissioner Farless moved to close the public hearing at 6:49 p.m. Commissioner Boyer seconded the motion. Motion passed with all in attendance voting aye.

Chairman Payne moved to approve the request for the lot line adjustment. Commissioner Farless seconded the motion. Motion passed with the following members voting aye on the motion:

AYES: Horner, Payne, Engeldinger, Boyer Farless, Godwin

NAYES: None

E. Review Comprehensive Plan/Future Land Use Map

City Manager Randall gave an overview of the Comprehensive Plan/Future Land Use Map. The current map was drawn in 2014 by a group of students from MSU led by Diane May who is now retired. The duty of the Planning and Zoning Commission when considering zoning is to look after the best interest of the city and not what benefits one

individual. Mr. Randall informed the Planning and Zoning Commission members about the difference between the Current Zoning Map and the proposed Future Land Use Map. The current Land Use Map illustrates the City's zoning boundaries as they are presently established. Future land use designations show land use types that the City has determined to be the most desirable for a particular area. Future land use is meant to guide future development and re-development.

The future Land Use Map classifies all parcels within the Aurora planning area with a recommended land use, each shown with a different color. In most cases, the recommended future land use is the same as the existing land use. However, in certain locations throughout the City, the Future Land Use Map contains areas that are appropriate for a change in land use.

The Future Land Use Map can provide an objective basis upon which to make future decisions concerning re-zoning. Certain court decisions have indicated that zoning changes should be guided by a plan. The Future Land Use Map does not change existing property zones. Rather, it outlines areas where re-zoning would be appropriate within the defined boundaries shown on the Future Land Use Map.

Sometime in the past an ordinance had been adopted allowing certain distances off Elliott Street to be zoned Commercial resulting in approximately 12 properties having multiple zoning. Allowing properties located adjacent to Elliott would allow a correction of this situation in the future.

Commissioner Boyer moved to add to the Comprehensive Plan/Future Land Use map that Elliott Street to the City limits and anything adjacent could be zoned Commercial. Chairman Payne seconded the motion. Motion passed with the following members voting aye on the motion.

AYES: Payne, Boyer, Farless, Godwin, Horner

NAYES: Engeldinger

Commissioner Horner moved to add to the Comprehensive Plan/Future Land Use map that Business 60 to Cowan Drive and anything adjacent could be zoned Commercial. Commissioner Boyer seconded the motion. Motion passed with the following members voting aye on the motion.

AYES: Boyer, Farless, Godwin, Horner, Payne

NAYES: Engeldinger

Commissioner Boyer moved to add to the Comprehensive Plan/Future Land Use map that Olive Street beginning at Elliott to the City limits and anything adjacent could be zoned Commercial. Commissioner Farless seconded the motion. Motion passed with the following members voting aye on the motion.

AYES: Farless, Godwin, Horner, Payne, Boyer

NAYES: Engeldinger

V. Public Comment/Discussion

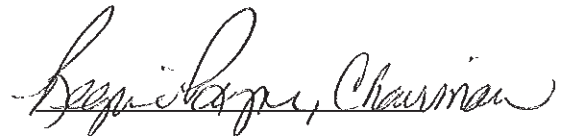
No public comment.

VI. Department Report

None.

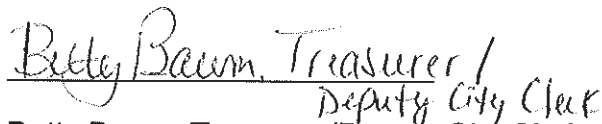
VII. Adjournment

Commissioner Boyer moved to adjourn the meeting at 7:25 p.m. Commissioner Godwin seconded the motion. Motion passed with all in favor.



Regina Payne, Chairman

ATTEST:



Betty Baum, Treasurer/Deputy City Clerk