

MINUTES
AURORA PLANNING AND ZONING COMMISSION

REGULAR SESSION
AURORA CITY HALL, COUNCIL CHAMBERS
Tuesday, April 1, 2014 at 7:00 PM

I. Call to order

Chairman Payne called the meeting to order at 7:00 p.m.

II. Roll Call:	Commissioner:	Vacant (2014)
	Commissioner:	Heidi Ryan (2017)
	Mayor:	Linda Barton
	Commissioner:	Vacant (2017)-
	Vice Chairperson:	Rita Engeldinger (2017)
	Commissioner:	Eddie Breeding (2014)-
	Chairperson:	Regina Payne (2015)-
	Secretary:	Kathie Needham-

All commissioners were noted present.

III. Approval of Minutes

A. Approval of minutes from meeting held on March 18, 2014 at 7:00 p.m.

Commissioner Ryan moved to approve the minutes from the March 18, 2014 meeting. Vice Chairman Engeldinger seconded the motion. Motion passed with the following commissioners voting aye on the motion:

AYES: Payne, Engeldinger, Barton, Breeding, Ryan

NAYES: 0

IV. New Business

- A. Approve annexation request from Richard & Sheri Fulp and Briggs and Fulp, LLC (City Council approved sewer line extension to property on 3-24-14)

This item was tabled at the last meeting in order for city council to negotiate a contract with Briggs/Fulp for a sewer connection in return for annexing their property into the city limits.

Chairman Payne moved to take the item off the table for further consideration. Commissioner Breeding seconded the motion. Motion passed with the following commissioners voting aye on the motion:

AYES: Breeding, Payne, Engeldinger, Barton, Ryan

NAYES: 0

City Council in their meeting on March 24th agreed to put the sewer line connection to the property line after reviewing sales tax revenue that would be lost if the Sears store moved out of the city limits.

Commissioner Breeding moved to approve the Briggs/Fulp annexation and to refer it back to city council for approval. Vice Chairman Engeldinger seconded the motion.

Motion passed with the following commissioners voting aye on the motion:

AYES: Engeldinger, Ryan, Barton, Breeding, Payne

NAYES: 0

B. Diane May, Southwest Local Government Advisory Council will be here with her students to discuss the Comprehensive Plan and Future Land Use Map

Diane May met with the Planning and Zoning Commission to explain the project that her students are doing for the city. Diane's class worked on the 2002 Comprehensive Plan. In 2009 the city hired a planning student from MSU to update the plan. In order for Diane's class to pick up the project, because of lost computer programs, the students used the GIS mapping system from the County Assessor's Office to recreate existing zoning maps and future land use maps. Time restraints will prevent the students from doing a full Comprehensive Plan Update this semester so they will just provide an update to the present plan. Before the end of the semester the class will come and do a joint presentation for Planning and Zoning and City Council. In conjunction with Diane's class, another professor from Missouri State University who teaches a geo tourism class will be reviewing tourism possibilities within the city and providing recommendations on tourism.

The class will provide recommendations for different types of zoning in areas that might not originally be zoned that way. Students are encouraged to think outside the box about possibilities that might bring more revenue into the city such as building lofts in downtown areas, etc. They will review mixed zoning in areas that might encourage different life styles to want to relocate to the area instead of just having all single family homes in a specific area. In some instances zoning may need to be updated to give the kind of protection that the city would want to safeguard the community. The class will evaluate where present growth is and help to predict where future growth will be. They will give recommendations for census, demographics, utilities and transportation needs.

Spot zoning in commercial areas will be reviewed and recommendations will be made on how the city should proceed with future zoning in those areas. The maps they will provide to the city will be used as a tool for making future planning decisions.

C. Consider a request from Paul Ward to construct a 1200 sq. ft. garage (30'x40') at 2 East Plumb Street

Paul Ward addressed the commission and requested to build an accessory building over 900 sq. ft. because he owned three cars and wanted to be able to put them in a garage. Building Inspector White stated his setbacks were within regulation.

Mayor Barton made the motion to accept the request and recommend to council for approval. Vice Chairman Engeldinger seconded the motion. Motion passed with the following commissioners voting aye on the motion:

AYES: Payne, Engeldinger, Breeding, Ryan, Barton

NAYES: 0

V. Public Comment/Discussion

No public discussion.

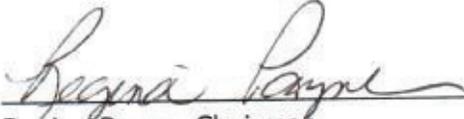
VI. Department Report

No department report.

VII. Adjournment

Commissioner Breeding made the motion to adjourn the meeting at approximately 8:30 p.m. Commissioner Ryan seconded the motion. All members voted in favor.

APPROVED:



Regina Payne, Chairman

ATTEST:



Kathie Needham, City Clerk, MMC/MPCC