

MINUTES
AURORA PLANNING AND ZONING COMMISSION

REGULAR SESSION
AURORA CITY HALL, COUNCIL CHAMBERS
Tuesday, February 18, 2014 at 7:00 PM

I. Call to order

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

II. Roll Call:	Commission Member:	Vacant (2014)
	Chairperson:	Vacant (2017)
	Councilwoman:	Linda Barton-
	Commission Member:	Vacant (2013)-
	Vice Chairperson:	Rita Engeldinger (2017)
	Commission Member:	Eddie Breeding (2014)-
	Chairperson:	Regina Payne (2015)-
	Secretary:	Kathie Needham-

Others in attendance: Heidi Davis Ryan, Trent White, Building Inspector
All commissioners were noted present.

III. Approval of Minutes

A. Approval of minutes from meeting held on January 13, 2014 at 7:00 p.m.

Commissioner Breeding moved to approve the minutes from the meeting held on January 13, 2014 as submitted. Mayor Barton seconded the motion. Motion passed 4-0 with the following council members voting aye on the motion:

AYES: Breeding, Engeldinger, Barton, Payne

NAYES: 0

V. New Business

A. Discussion on Larry Herndon Subdivision

Mr. Herndon is requesting approval to put a subdivision off Hadley Street behind Mary Lane extending the existing streets of Daniel and Price to the South. His plans propose twelve lots in the subdivision.

Chairman Payne asked if his plans had been engineered for water drainage. He replied not at this time he was just trying to get approval from the board that his plans were acceptable before having the plans engineered. Commissioner Payne

was concerned with the drainage from the proposed property causing flooding for the homes on Tyler. No topographical map was supplied. The natural flow of the water was to the West. Commissioner Payne implied that something would have to be done to keep the present homes from being flooded. After the ground was cleared of brush and debris it would push more water West toward Tyler then down the ditch North on Tyler then under Tyler back to the East behind Mary Lane then North to Hadley.

Mayor Barton exclaimed that the city presently has too many subdivisions that have water runoff problems and the board did not want to contribute to that problem. She stated an engineering report needed to be done to review water drainage. Mr. Herndon stated the engineering reports would be speculative on their part and wouldn't necessarily answer the question.

The board asked for Mr. Herndon to have the project engineered and resubmit it for reconsideration.

B. Review staff recommendations for amendments to the Home Occupation Ordinance (Section 400.130) and make recommendations to City Council

This is a follow up from the commission's previous meeting held in January on the conversation of home occupations. It was originally anticipated that the city's ordinance on home occupations was not very strong. The opposite was found to be true.

Through adoption of the International Building Code, by reference, Chapter 9 along with the city's ordinance specified sufficient information to define home occupations. Staff researched present codes along with other larger cities codes and presented recommendations to the commission.

The present city code was used and broke down into numbered paragraphs along with the following recommendations:

- Code specifies that examples of acceptable home occupations were those that would provide a personal service; that were located in a private residence; where no family member of the family can be employed on site or report to work at the site in conduct of the home occupation.
- Only one vehicle can be used for the home occupation and shall not exceed one ton capacity. One trailer can be used but shall be stored in an enclosed

garage on the premises or stored off-site at a location approved for such storage.

- The use shall not generate vehicular or pedestrian traffic in excess of that which is normally associated with residential uses in the same zone.
- The following uses are prohibited: A.) Any type of repair or assembly of vehicles with internal combustion engines (such as autos, motorcycles, scooters, snowmobiles, outboard marine engines, lawn mowers, chain saws, and other small engines), large appliances (such as washing machines, dryers, and refrigerators), or any other work related to automobiles and their parts; B.) dispatch centers or other businesses where employees come to the site and are dispatched to other locations; C.) animal grooming, care, or boarding; D.) retail sales.

The board discussed how you make businesses that have been allowed to operate from their home for many years to come into compliance with these new requirements. It was established the purpose of this ordinance is to preserve the integrity of the neighborhood.

Commission Engeldinger wanted to grandfather old businesses but with annual licensing requirements it was determined that would not be a viable option.

Chairman Payne made the motion to approve staff recommendations and refer them to city council for approval. Mayor Barton seconded the motion. Motion passed 4-0 with the following commissioners voting aye on the motion;

AYES: Barton, Breeding, Engeldinger, Payne

NAYES: 0

C. Review application for board membership and make recommendation to City Council

Commissioners reviewed Heidi Davis Ryan's application for board membership.

Mayor Barton moved to approve Heidi Davis Ryan's application for the Planning and Zoning Commission and recommend her appointment to City Council. Chairman Payne seconded the motion. Motion passed 4-0 with the following commissioners voting aye on the motion:

AYES: Engeldinger, Payne, Breeding, Barton

NAYES: 0

VII. Public Comment/Discussion

No public comment.

VIII. Department Report

Building Inspector White informed the board he was:

- Working on condemnations
- Sewer problems with Dollar General building on top of a private residences sewer line after being told of the potential problem before the business was built.

IX. Adjournment

Chairman Payne made the motion to adjourn the meeting at 8:25 p.m. Mayor Barton seconded the motion. Motion passed with all commission members voting aye.

APPROVED:


Regina Payne, Chairman

ATTEST:


Kathie Needham, City Clerk, MMG/MPCC,
Donna Elery Deputy City Clerk