

MINUTES
AURORA PLANNING AND ZONING COMMISSION

SPECIAL SESSION
AURORA CITY HALL, COUNCIL CHAMBERS
Tuesday, September 16, 2014 at 6:00 PM

I. Call to order

II. Roll Call:	Chairperson:	Regina Payne (2015)
	Vice Chairperson:	Rita Engeldinger (2017)
	Commission Member:	Heidi Ryan (2017)
	Commission Member:	Linda Barton (2015)
	Commission Member:	Leslie Horner (2017)
	Commission Member:	Doris Colwell (2016)
	Commission Member:	Eddie Breeding (2018)

Secretary: Kathie Needham

All members were present except Commissioners Colwell and Ryan.

III. Update on Comprehensive Plan from Diane May, Missouri Local Government Advisory Council

Diane May from Missouri State Local Government Advisory Council presented information on updating the 2009 Comprehensive Plan. She stated there was no clear direction as she needed input from the City as well as Planning and Zoning before anything concrete could be done.

The comprehensive plan was meant to be a guide for decision making. It needs to be flexible. Goals and policy statements should be included.

Land Use elements

Land use elements are the most significant. Maps were prepared by her students to show mixed districts while still defining buffer areas that would not infringe upon a different zoning district. It was suggested planning and zoning review their land use maps and make decisions to define what kind of growth they wanted in certain areas of the town. Planning and Zoning ordinances should be reviewed for intent and possibly be revised for simplification.

Future growth

Future growth seems to be going south, and east. Decisions need to be made for those areas that would draw people into those areas. Questions should be asked on how do you keep people coming back into the area. How do you draw higher income families into the district? What are their needs? Make decisions that will determine a good outcome for the desired use

you have chosen. Figure out what amenities the community can provide. Something no one else has. Expand on those ideas to create a unique environment. Provide greater diversity. Have a plan in place for when developers approach the city. Have a policy stating what the city would offer in terms of money or amenities and what the city would expect in return from the developer.

Annexation

Several parcels were identified that sat either inside the city limits that were noted as being outside the city as well as other areas that are outside the city limits that should be incorporated back into the city. The city should try to slowly start annexing those areas into the city for future development.

Mixed use areas should be considered when planning what development you would want in those areas. The higher density you allow compliments other districts.

Discuss and educate property owners on the benefits the city could provide to them if they chose to voluntarily annex into the city. Communication with the public is key when trying to motivate the community into taking action in a certain direction.

Intersections

Intersections coming into the city need to be protected. Development should never be allowed in those areas. You want this area to be appealing and attractive. Visual quality is a must. Landscaping themes and banners could be used as a theme into the city. City leaders need to determine what theme the city should be known for.

Roads

Engineers could assist in helping to insure ingress and egress into all areas of the city for adequate traffic flow.

Financing

Extension of utilities to a prospective customer, outside the city limits, might be advantageous to the city however it should be examined very carefully what the return on the investment would be. The city would need to make sure that the investment would yield a return before agreeing to make the initial investment.

In closing the FEMA Mitigation Program offers assistance in the form of grants for buying property in flood zone areas and turning those areas into park land.

IV. ADJOURNMENT

Motion was made by Chairman Pro Tem Barton to adjourn the meeting at 7:50 p.m. Councilwoman Rentfro seconded the motion. Motion passed with all members voting aye.

APPROVED:



Regina Payne, Chairman

ATTEST:



Kathie Needham, City Clerk, MMC/MPCC

Posted September 12, 2014 by City Clerk Kathie Needham