

**AURORA PLANNING AND ZONING COMMISSION  
MINUTES**

**REGULAR SESSION  
AURORA CITY HALL, COUNCIL CHAMBERS  
Tuesday, December 6, 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)
	Secretary:	Carrie Howlett

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

**II. Approval of Minutes**

**A. Approval of Minutes from August 16, 2016.**

Commissioner Boyer moved to approve the meeting minutes from August 16, 2016 at 6:30 p.m. Commissioner Engeldinger seconded the motion. Motion passed with the following members voting aye on the motion.

AYES: Payne, Engeldinger, Boyer, Farless, Godwin  
NAYES: None

**III. Old Business**

**A. Comprehensive Plan Review**

City Manager Randall advised the Planning and Zoning Commission members that the next chapter in the Comprehensive Plan coming up for review is the Transportation chapter. Mr. Randall advised a very important part of the chapter updates proposed transportation projects in the city going forward. Some of these updates are reviewed with the Southwest Missouri Council of Governments.

Mr. Randall stated that most of the projects on the list are short term but some are long term. A new railroad overpass is scheduled to be constructed in 2018. A possible second overpass is proposed for the future.

Mr. Randall is a member of the Transportation Advisory Committee (TAC) for the Southwest Missouri Council of Governments. Local planning commissions rank projects within their region in order of importance. All cities in the regions vie to be high on the list. At the last meeting of the Southwest Missouri Council of Governments other towns near Aurora, such as Marshfield and Cassville, offered up proposed projects to be considered as the #1 ranked project which when put to vote did not pass. At that same meeting Mr. Randall made a motion for Highway 60 from Monett to Republic to become four lane. That motion received a second and passed. That project will now be the #1 project as ranked by the Southwest Missouri Council of Governments. It is exciting that a number one ranked project will be taking place in Aurora.

Another proposed project ranked high on the list for Aurora has been at the intersection of Carnation and Business 60. Stop signs were installed recently but the city has always wanted lights at that intersection. There have been fads in transportation with diamond intersections, four leaf clovers and interchanges of the sort. MoDOT said they might entertain the idea of a mini round about at that intersection. Projects on the list are ranked based on a point system which is calculated by many details. This project gained points due to being on the list for an extended period of time as well as a fatality accident that occurred there. This project is now ranked at number nineteen which is also considered to be high on the list.

#### **IV. New Business**

##### **A. Discussion /recommendation to City Council Regarding Proposed Revision to Title IV "Single-Family Residential District" Section 400.130 (A3) "Accessory Buildings".**

Building Inspector Trent White addressed the Planning and Zoning Commission stating there have been issues in the recent past regarding accessory buildings. The definition of an accessory building is a building in conjunction with the main building. Mr. White recommended that the word "NOT" be removed in order to limit each property within the city to one accessory building. In addition, he advised the Commission that a line has been added stating any property owner requesting additional accessory buildings would need to request and receive approval from both the Planning and Zoning Commission as well as the City Council.

Commissioner Boyer moved to approve and recommend to City Council the proposed revisions to Title IV "Single-Family Residential District" Section 400.130 (A3) "Accessory Buildings. Chairman Payne seconded the motion. Motion passed with the following members voting aye on the motion:

AYES: Payne, Farless, Boyer, Engeldinger, Godwin

NAYES: None

#### **B. Public Hearing, Patsy Weakley, Vacation of Alley**

Commissioner Boyer moved to open the Public Hearing at 6:44 p.m.

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

The request from Patsy Weakley was to vacate East-West alley between the 10 block of East Elm Street and the 10 block of East Hadley Street, bordering Jefferson Avenue on the East and Madison Avenue on the West. More particularly described herein as follows:

The East-West Alley between lots 3&10 and 6&7, Block 11, Grammars Addition, Section 13, Township 26, Range 26, City of Aurora, Lawrence County, Missouri.

Building Inspector White advised the Planning and Zoning Commission that a main sewer line runs through this alley. For this reason and after deliberation with other department heads and the City Manager, Mr. White recommended not approving this request. There is no doubt the city will need access to this alley in the future to repair and/or maintain this sewer line. If the alley was vacated the city would have to readdress for an easement in order to gain access to said sewer line.

Applicant Patsy Weakley owner of 1221 S Jefferson Avenue stated she is proposing to vacate the alley in order to build a fence. Weakley advised she would have two gates installed in said fence and would open those gates in order to grant access to the city at any time.

Chairman Payne moved to close the public hearing at 6:50 p.m. Commissioner Boyer seconded the motion. Motion passed with all in attendance voting aye.

Commissioner Farless moved not to approve the request to vacate the alley. Commissioner Engeldinger seconded the motion. Motion passed with the following members voting aye on the motion:

AYES: Payne, Farless, Boyer, Engeldinger, Godwin

NAYES: None

**C. Public Hearing, Seth & Amy Seitz Trust, Et Al, Annexation and Re zoning.**

Commissioner Boyer moved to open the public hearing at 6:52 p.m.

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

The request from Seth Seitz was of the proposed rezoning and annexation into the City of Aurora of the following described real estate in Lawrence County, Missouri, to wit:

BEG 370'N & 936.24'E OF THE SE COR LT 1 NW (FR), THEN S20' W759'  
S139.84' W132.27' N528.23' E360.68' S35' W714.72'S TO POB

Building Inspector White advised the Planning and Zoning Commission that this request is for future commercial development. The whole ten acres is being annexed into the city however, only approximately two acres are to be developed now. The other eight acres will be used for future growth and development.

City Manager Randall stated any talk about economic development is a good thing and this is an ideal piece of property to help the city prosper.

Applicant Seitz advised the Commission that 2.8 acres will be developed at this time but the whole ten acres is being annexed due to positioning of the utilities on the property. Mr. Seitz further advised that the property is expected to be developed for a shopping center with no certainty as to specific businesses yet.

Chairman Payne moved to close the public hearing at 6:55 p.m. Commissioner Godwin seconded the motion. Motion passed with all in attendance voting aye.

Commissioner Boyer moved to approve the request. Chairman Payne seconded the motion. Motion passed with the following members voting aye on the motion:

AYES: Payne, Farless, Boyer, Engeldinger, Godwin

NAYES: None

**V. Public Comment/Discussion**

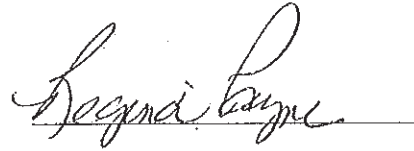
No public comment.

**VI. Department Report**

None.

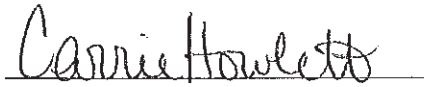
**VII. Adjournment**

Commissioner Farless moved to adjourn the meeting at 6:57 p.m. Commissioner Boyer seconded the motion. Motion passed with all in favor.

A handwritten signature in cursive script, appearing to read "Regina Payne", written over a horizontal line.

Regina Payne, Chairman

ATTEST:

A handwritten signature in cursive script, appearing to read "Carrie Howlett", written over a horizontal line.

Carrie Howlett, Secretary