

**AURORA PLANNING AND ZONING COMMISSION
MINUTES**

**REGULAR SESSION
AURORA CITY HALL, COUNCIL CHAMBERS
Tuesday, August 29, 2017 at 6:30 PM**

I. Call to order

Roll Call:	Chairman:	Regina Payne (2019)
	Vice Chairman:	Darold Farless (2021)
	Commission Member:	Rick Boyer (2018)
	Commission Member:	Rosemary Henderson (2020)
	Commission Member:	Eddie Breeding (2021)
	Commission Member:	Vacant (2020)
	Commission Member:	Vacant
	Secretary:	Carrie Howlett

Chairman Payne called the meeting to order at 6:30 p.m. on August 29, 2017. Roll call was taken and all were present except Darold Farless.

II. Approval of Minutes

A. Approval of Minutes from May 30, 2017.

Chairman Payne moved to accept the meeting minutes from May 30, 2017 at 6:30 p.m. as they stand and archive due to lack of appropriate quorum for approval. Commission Member Boyer seconded the motion. Motion failed due to lack of quorum vote and minutes will be presented again at next meeting.

AYES: Payne, Boyer, Breeding

NAYES: None

ABSTAIN: Henderson

III. Old Business

A. Comprehensive Plan Review

Chairman Payne moved to table discussion of the Comprehensive Plan Review till such time that the incoming City Manager has reviewed the documents. Commission Member Breeding seconded the motion. Motion passed with the following members voting aye on the motion.

AYES: Payne, Boyer, Henderson, Breeding

NAYES: None

IV. New Business

A. Accept resignation from Gene Godwin

Commission Member Breeding moved to accept resignation from Gene Godwin. Commission Member Henderson seconded the motion. Motion passed with the following members voting aye on the motion.

AYES: Payne, Boyer, Henderson, Breeding

NAYES: None

B. Discussion on portable building(s) used as living space

Building Inspector Trent White addressed the Commission advising that he had been approached by a property owner who would like to install a portable building to be used as living space on his property. An elderly gentleman had lived in a house on the property for many years and the house burned a few years back. This gentleman also managed storage buildings on the property for the property owner. The resident has since been living in one of the storage units and refused to leave the property as it has been his home for many years. The property owner would like to help this resident by providing him better living conditions. Mr. White further stated that there are International Building Code guidelines that must be followed however, the City could look into lowering minimum size for living space.

Commission members discussed the requirements for kitchen and bath facilities as well as the requirement by Code for size if a structure to house only one person was allowed. Building Official White advised that by the calculations for size of each room minimum size could be as small as 300 square feet.

Commission Member Breeding stated that he has been approached by a citizen asking similar questions. Building Official White advised the Commission that his office has received several requests on the topic of smaller houses. Due to the number of lots within the City that are lesser than the minimum lot size of 7500 square feet the City needs to do something to benefit the community and allow use of those lots.

Commission Member Boyer requested that Building Official White request something from the property owner that states and shows drawing of what he would like to place there. Commission Member Breeding agreed that information regarding what he wants to place on the property is lacking and more information is needed to consider and vote.

No motion was made due to agenda item being solely for discussion.

C. Review Application from Linda Barton for Open Seat on the Planning and Zoning Commission and make recommendation to City Council.

Commissioner Boyer moved to accept the application from Linda Barton for appointment to the Planning and Zoning Commission and make the same recommendation to City Council. Commission Member Breeding seconded the motion. Motion passed with the following members voting aye on the motion.

AYES: Payne, Boyer, Henderson, Breeding

NAYES: None

V. Public Comment/Discussion

Julianne Boon, owner of 103 Jasper Street addressed the Commission stating that the house on her property is in disrepair and needs to be demolished. She has the means to do so but has been told that she cannot rebuild a house in the same spot and the same size due to City Code. Mrs. Boon requested clarification regarding such Code.

Commission Member Boyer advised that a lot of houses in town were built a long time ago and since then new rules have come out with increased minimum size requirements. Some of the reasons for the new rules were regarding fire standards and proximity of one house to another. Commission Member Boyer further advised that the only option would be to renovate the house in it's current size or to demolish the house and sell the lot to someone else, possibly a neighbor who desires a larger yard.

Mrs. Boon stated that there is a growing number of empty, small lots around town and if this continues the town will be spotted with lots that are of no use to anyone. She further stated that she will renovate the structure on her property.

VI. Adjournment

Commission Member Breeding moved to adjourn the meeting at 7:11 p.m. Commission Member Boyer seconded the motion. Motion passed with all in favor.



Regina Payne, Chairman

ATTEST:

Carrie Howlett

Carrie Howlett, Secretary