

Planning and Zoning Commission Minutes

Aurora Police and Fire Facility

Training Room

106 S Elliott Avenue

Aurora MO 65605

Tuesday, August 1, 2023 - 6 P.M.

8/1/2023 - Minutes

1. CALL TO ORDER

6:00 PM

2. ROLL CALL

Chairman Dennis Baker - *Present*

Vice Chairwoman Regina Payne - *Absent*

Mayor Jason Lewis - *Present*

Commission Member Justin Cox - *Present*

Commission Member David Cox - *Present*

Commission Member Linda Barton - *Present*

Commission Member William Gold - *Absent*

Quorum Satisfied

3. APPROVAL OF MINUTES

3.I. Approval Of Minutes From Meeting Held June 6, 2023

*Motion made by Commission Member Barton to approve the minutes from the meeting held on June 6, 2023.
Motion seconded by Commission Member J. Cox. Motion passed with all members voting aye.*

4. NEW BUSINESS

4.I. Public Hearing - Minor Subdivision/Lot Split

Director Howlett addressed the Commission regarding the topic property. Formal application was made by Israel Medlin, owner of Blessed Homes LLC for a minor subdivision/lot split at 921 N Elliott Avenue. City Code Chapter 400.440 relates to amendments. Applicant is wanting to split one existing parcel of land into 3 individual parcels. Each parcel would measure approximately 10,266 square feet, which would surpass the minimum lot size required per City code. Applicant is proposing building three separate single family homes if the minor subdivision/lot split is approved. Plans for the future homes have been presented and reviewed by Director Howlett. All homes would meet setbacks. Public notices were mailed to all property owners per State Statute and no negative response was received from the community.

Mayor Lewis inquires to the minimum lot size required by City code. Director Howlett states that per City code, the minimum lot size is 7,500 square feet.

Mayor Lewis motioned to open the public hearing, time noted 6:04 pm. Motion seconded by Commission Member Barton. Motion passed with all members voting aye.

A concerned citizen, Glen McWhirter is present at the meeting. He was opposed to duplexes being built and since he has learned from attending the meeting that single family homes will be built, he no longer has any concerns. No other public present to speak on topic property.

Applicant and owner, Israel Medlin is present at the meeting as well.

Mayor Lewis made a motion to close the public hearing. Motion seconded by Commission Member Barton at 6:06 pm. Motion passed with all members voting aye.

Finding of Fact was addressed with the Commission.

The lot split would serve the convenience and general welfare of the public. It would enhance residential opportunities of the City. The request would not make an adverse impact on the neighborhood but will instead improve with the new development. The request does not adversely affect surrounding property and property values. Surrounding property will be enhanced with the new developments. The lot split does serve the neighborhood to some degree and it does protect the neighborhood interest. The request does not alter the character or nature of the development of the neighborhood in a negative manner. It would alter it positively by improving use of vacant land not otherwise being utilized. The lot split will be in basic harmony with the various elements and objective of the Master Plan. And the lot split request does comply with the requirements established for that particular lot split request.

Mayor Lewis made a motion to recommend approval of the lot split request. Motion seconded by Commission Member Barton. Motion passed with all members voting the following:

AYES: Baker, Lewis, J. Cox, D. Cox, Barton

NAYS: None

ABSENT: Gold, Payne

5. PUBLIC COMMENT/DISCUSSION

None

6. ADJOURNMENT

Mayor Lewis motioned to adjourn the meeting, time noted 6:08 pm. Motion seconded by Commission Member J. Cox. Motion passed with all members voting aye.



Dennis Baker, Chairman

ATTEST:



Crystal Abbott, Administrative Assistant