

City of Aurora
PLANNING COMMISSION
MEETING MINUTES
June 4, 2008

The Aurora Planning Commission met in a regularly scheduled meeting on Wednesday, June 4, 2008, in Council Chambers of Aurora City Hall. The meeting was called to order at 7:00 p.m. by Planning Commission Chairman Roy Shafer.

ROLL CALL:

Present: Kathi Grandillo
Maria Hydell
Joe Kastelic
Roy Shafer
Joe Vero

Also Present: Thomas Reitz, Law Advisor
Robert Galaska, Councilman-at-Large
Richard Wehrenberg, Planning, Zoning &
Building Director
Denise Januska, City Planner
Justin Czekaj, City Engineer
Nicole Patterson, University of Akron Intern
Judy Conkling, Commission Clerk

AMENDMENTS:

There were no amendments to the agenda.

APPROVAL OF MINUTES:

MOTION: To approve the May 7, 2008, meeting minutes as submitted

Mrs. Hydell moved; Mr. Kastelic seconded, and the motion carried, 5-0, on a voice vote.

MOTION: To approve the May 21, 2008, work session minutes as submitted

Mrs. Hydell moved; Ms. Grandillo seconded, and the motion carried, 4-0-1, on a voice vote.
(Mr. Vero abstained.)

AGENDA ITEMS:

Artistic Design Homes, 600 Nancy Drive - Minor Subdivision/Lot Split (0801004)

Mr. Mark Horne, Artistic Design Homes, explained the lot split will consist of two parcels, a 1.5 acre parcel and a 3.85 acre parcel; a house is currently under construction on the smaller lot. Mr. Wehrenberg reported that the applicant has met all requirements; the deed restriction

stipulates that no further subdivision of the parcel can occur. He referred to the staff report which recommends approval of the lot split.

Mr. George Mazzaro, 186 Eldridge Road, questioned whether a proper application was submitted by the applicant. Mr. Wehrenberg responded that he believes all proper paperwork has been filed; Mr. Horne stated the application was part of the original submittal.

Mr. Reitz asked Mr. Horne what his relationship is to Artistic Design Homes; Mr. Horne responded that he is the owner of Artistic Design Homes. Mr. Reitz asked Mr. Horne if he had signed the application for Artistic Design Homes as owner of the property and on January 25, 2008, submitted the application to appear before Planning Commission; Mr. Horne responded in the affirmative.

Mrs. Hydell stated she would be abstaining since Artistic Design's account is one of her responsibilities with her employer. At this time, Mr. Shafer requested that Mrs. Hydell take a seat in the audience.

MOTION: To approve the minor subdivision/lot split

Mr. Shafer moved; Mr. Kastelic seconded, and the motion carried, 4-0-1, on a roll call vote.

Yeas: Mr. Shafer, Mr. Kastelic, Mr. Vero, Ms. Grandillo
Nays: None
Abstain: Mrs. Hydell

MISCELLANEOUS:

Development of Sidewalk Master Plan

Mr. Wehrenberg noted that City Council has authorized the Planning Commission to study and develop a connectivity plan for the City. Mr. Galaska has been appointed the Council liaison to Planning Commission.

As mentioned by Mr. Wehrenberg, Commission members have been provided with a GIS map of the existing sidewalks in the community, a bicycle and pedestrian needs report prepared by AMATS, a 1980's bikepath proposal which was never implemented, and a staff report prepared by Ms. Patterson which provides a general orientation, a synopsis of current thought, design standards and a bibliography. Ms. Patterson explained the intent was to provide the Commission with some basic information. It was noted that today's trend is to include bike trails within the rights-of-way or along the roadways.

Mr. Kastelic noted that once it has been determined where sidewalks should be located, the cost of extending sidewalks needs to be considered.

Mr. Galaska commented he has an issue when a developer presents a site plan which does not have sidewalks inside or in front of the development. He feels that all developments should at least have sidewalks within them. If a developer can show why sidewalks should not be

included, Mr. Galaska stated he would have no issue with Planning Commission granting an exception. He further pointed out he will have a difficult time later on approving an expenditure for sidewalks which should have been part of site plan approval; the Administration and City Council need to determine how sidewalks will be paid for.

In addition, Mr. Galaska questioned who would enforce the clearing and maintenance of sidewalks. He reported that when he lived in an eastern Cleveland suburb, the city paid 50% and the resident paid 50% to repair/replace sidewalks; most residents did not clear their sidewalks of snow because of the liability issue if someone were to fall on a cleared sidewalk.

Mr. Wehrenberg referred to Section 2 of the Master Plan which pertains to connectivity between places and neighborhoods. The general thought of the Master Plan Review Commission was that the City needs to be better connected. Mrs. Hydell read into the record the objectives of the connectivity section of the Master Plan. Mr. Wehrenberg suggested the Commission consider what areas of the City they feel should be connected, what should be accomplished within the next five years while keeping in mind the topographical issues and costs involved. He suggested consideration be given to where the members would like to walk and/or bike within the community.

Mr. Wehrenberg reported he spoke with Jim Kraus, Director of Parks & Recreation, who recommended a joint meeting of Planning Commission and the Parks & Recreation Committee. Ms. Patterson referred to the AMATS report which promotes bikeway and pedestrian facilities; she commented that because of the high gas prices, people will be more willing to walk and bike to various points.

Mr. Shafer questioned whether the Master Plan Review Commission had conducted any surveys on this issue. Mr. Wehrenberg responded that no extensive survey was accomplished. Mr. Kastelic reported he is investigating the possibility of using the Reverse 911 System to conduct a simple survey of residents. Mr. Kastelic also mentioned the possibility of obtaining grant funds.

In response to Mrs. Hydell's question about traffic studies, Mr. Czekaj responded that the Engineering Department has traffic studies on file. Mrs. Hydell proposed establishment of an impact fee for sidewalks; developers would be required to contribute to this fund rather than install sidewalks. Mr. Wehrenberg reported that an impact fee of \$780.00 is currently part of the building permit fees for new residences; this fee is for the impact on city services.

Mr. Galaska expressed his understanding is that once the Master Plan was adopted by City Council, it empowered them to ensure that connections happen. Mr. Wehrenberg stated he believes the Master Plan only requires various issues be studied; however, once a recommendation comes out of a study group, he does not believe it is a mandate to Council.

In conclusion, the Commission was directed to begin studying the connectivity issue and provide the secretary with their individual thoughts which will be assimilated and distributed to all members.

ADJOURNMENT:

Mr. Kastelic moved; Mrs. Hydell seconded, and the meeting was adjourned at 8:00 p.m.

Roy Shafer, Chairman

Judy Conkling, Clerk