

**City of Aurora
PLANNING COMMISSION
MEETING MINUTES
MARCH 3, 2010**

The Aurora Planning Commission met in a regularly scheduled meeting on Wednesday, March 3, 2010, 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
Ken Grohe
Maria Hydell
Joe Kastelic
Roy Shafer

Present: Thomas Reitz, Law Advisor
Richard Wehrenberg, Planning, Zoning &
Building Director
James Kraus, Parks & Recreation Director
Denise Januska, City Planner
Justin Czekaj, City Engineer
Corinne Craine, Commission Clerk

Mr. Reitz swore in those in attendance who wished to speak this evening.

AMENDMENTS TO AGENDA:

MOTION: To approve the meeting agenda of March 3, 2010, as written

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

Mr. Shafer requested a motion to accept the supplemental information for the community gardens that Mr. Kraus provided to the Commission this evening.

MOTION: To accept the supplemental information for the community gardens

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

APPROVAL OF MINUTES:

MOTION: To approve the meeting minutes of February 17, 2010, as submitted

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

AGENDA ITEMS:

Findings of Fact – Application #0909016 by Aurora Recreation LLC (Aurora Country Club) for a Zoning Amendment

Mr. Reitz explained that the document is a summary of the facts on which the Commissioners based their decision to deny the applicant's rezoning request. He asked the Commissioners to review the document for accuracy and to make any necessary corrections.

Mr. Shafer asked the members for their comments. The members all agreed that the document was accurate as written.

MOTION: To approve the Findings of Fact for Aurora Recreation LLC as submitted

Mr. Kastelic moved; Mrs. Grandillo seconded; and the motion carried, 5-0, on a roll call vote.

Yeas: Mr. Kastelic, Mrs. Grandillo, Mr. Grohe, Mrs. Hydell, Mr. Shafer

Nays: None

Network Technologies Inc., 1275 Danner Drive – Addition/Preliminary & Final Site Plan (1002002)

Marc Cohen of North Coast Architects Inc. was present to answer questions. He is seeking site plan approval for a proposed 1,450 square foot addition to the existing Network Technologies building. The addition will be used as an employee lounge and exercise room.

Mr. Wehrenberg stated that the City Engineer is still reviewing the plan and he recommended that the preliminary and final site plans be accepted for study. Mr. Czekaj commented that he is still reviewing the storm water conditions of the site.

Mrs. Hydell wanted to know if the existing storage trailer shown on plan would be relocated. Mr. Cohen said that it will remain in the general area of where it is currently located.

Mr. Shafer asked if there were any other comments and there were none.

MOTION: To accept both the preliminary and final site plans for study

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

Yeas: Mr. Kastelic, Mrs. Hydell, Mrs. Grandillo, Mr. Grohe, Mr. Shafer

Nays: None

City of Aurora, 1157 Page Road – Conditional Zoning Certificate – Public Outdoor Recreation Facility (1002003)

Mr. Kraus was present to discuss the application for the 29.5 acre parcel known as the Margaret Harmon property. The Parks and Recreation Department is proposing to use the property for community gardens, offices and storage of equipment. The community gardens will include 112 garden plots, new water lines, 16 parking spaces and an 8 ft. fence around the gardens. The existing buildings on the property will be used for office space and storage for the Parks and Recreation Department. The property is currently zoned residential so a conditional zoning certificate is needed from the Planning Commission.

Mr. Shafer asked about the status of the Parks and Recreation Master Plan. Mr. Kraus explained that the Parks and Recreation Board was close to completing a plan and he expected it to be finalized in June. Speaking as one voting member, Mr. Shafer stated that he would like to see the final Parks and Recreation Master Plan before considering one portion of it. He wanted to see how the community gardens fit with the overall objectives of both the City Master Plan and the Parks and Recreation Master Plan.

Mr. Shafer asked for comments from the other members. Mrs. Hydell agreed and expressed concerns that approving a conditional zoning certificate at this time would be premature since no overall plan exists. Mr. Kastelic and Mrs. Grandillo both agreed and wanted to see a final master plan. Mr. Grohe said that he had no problem going forward with the application.

George Mazzaro, 186 Eldridge Road, commented that the proposed garden is a good use for the property, but he agrees that the proposal is premature. He then questioned how the application could be brought to the Planning Commission without an approval from the Parks & Recreation Board.

Mr. Wehrenberg explained that farming and education uses for this property do exist in the old 2000 Parks & Recreation Master Plan and the community garden would be consistent with that use. Since the Parks & Recreation Board has already approved the community garden in concept, he suggested that the Planning Commission accept both applications for study.

Mr. Kraus pointed out that the community garden has been discussed for the last four years. The concept has been approved by the Parks & Recreation Board and the City Council approved the budget for it. He stated that the community garden has a lot of interest from the citizens and he has received over twenty-five phone calls from residents. The project has high priority because the 2010 growing season is fast approaching and they need to have the water lines, parking lot and fence installed by June 1st.

Mr. Grohe asked how much the project will cost. Mr. Kraus explained that they have budgeted approximately \$20,000 and the money is coming from the Sunny Lake Oil Well Fund and not from

taxpayer funds. The labor will be done in-house and the Parks & Recreation Department will pay for the materials.

Mr. Kastelic said that he still wanted to see a final Parks and Recreation Master Plan before considering this project. He was concerned that there could be another project that would ultimately affect this community garden project. He explained that the garden project could still be approved and the fence and water lines be done this year. The garden would then be ready for the 2011 growing season. Mr. Shafer, Mrs. Hydell and Mrs. Grandillo agreed with Mr. Kastelic's comments. Mr. Grohe agreed with Mr. Wehrenberg and wanted to move forward and accept it for study.

Because the majority of members wanted to wait for the final master plan, Mr. Shafer said Mr. Kraus should choose either to table the application or to withdraw it. Mr. Kraus said that he would withdraw both applications and hold off on any projects until the master plan is finalized.

City of Aurora, 1157 Page Road – Community Gardens/Preliminary & Final Site Plan (1002004)

As previously noted above, Mr. Kraus has withdrawn this application.

MISCELLANEOUS:

Mr. Wehrenberg stated that the Lakeview Reserves developer is working on a revised Phase I with larger lots. He predicted that it will be on the Planning Commission agenda in May or June.

There was a brief discussion about how property can be rezoned. Referring to Code Section 1139.05, Mr. Reitz said that a zoning amendment can be initiated by Council, by the property owner, or by a recommendation from the Planning Commission to Council.

ADJOURNMENT:

Mrs. Hydell moved to adjourn at 7:52 p.m.; Mr. Kastelic seconded, and the motion carried, 5-0, on a voice vote.

Roy Shafer, Chairman

Corinne Craine, Clerk