

**City of Aurora**  
**PLANNING COMMISSION**  
**MEETING MINUTES**  
**JUNE 16, 2010**

The Aurora Planning Commission met in a regularly scheduled meeting on Wednesday, June 16, 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  
Maria Hydell  
Joe Kastelic  
Roy Shafer  
Absent: Ken Grohe  
Also Present: Thomas Reitz, Law Advisor  
Richard Wehrenberg, Planning, Zoning &  
Building Director  
Carl Rausch, Councilman, Ward Three  
Denise Januska, City Planner  
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 June 16, 2010, as written**

Mrs. Hydell moved; Mrs. Grandillo seconded; and the motion carried, 4-0, on a voice vote.

**APPROVAL OF MINUTES:**

**MOTION: To approve the meeting minutes of June 2, 2010, as submitted**

Mrs. Hydell moved; Mr. Kastelic seconded; and the motion carried, 4-0, on a voice vote.

**AGENDA ITEMS:**

Proposed Amendment for Chapter 1153 – Use Table

Mr. Wehrenberg stated that the proposed amendment to the Code Table 1153.01, Permitted Uses and Conditional Uses, is the addition of “assisted living and other comparable uses” as a conditional use in both the C-3 and the I-1 districts. Currently, it is a conditional use in only an R-4 district. Also, staff is proposing some additional requirements to Section 1153.03(w) for assisted living facilities.

Mr. Shafer wanted to know the reasoning for the proposed amendment. Mr. Wehrenberg stated that the main motivation for the proposed amendment is to fully utilize the properties in the I-1 districts and to attract more development to the city. He stated that assisted living facilities will continue to be a growing business, and, in the future, these facilities will be needed to meet the demand of the aging baby boomer population. Mr. Wehrenberg stated that he has already spoken to several developers who are interested in establishing an assisted living facility in Aurora.

At this point, Mr. Shafer wanted to officially recognize a document that the Commissioners received at the meeting.

**MOTION: To accept the email from Fire Chief David Barnes, dated June 16, 2010, as additional documentation**

Mrs. Hydell moved; Mr. Kastelic seconded, and the motion carried, 4-0, on a voice vote.

Mr. Wehrenberg explained that he had received an email from Chief Barnes and he thought it was important to include it in the discussion. The email from Chief Barnes addresses his concerns for increased demand of fire and EMS services that any additional assisted living facilities would generate. The main concern was the budget and not having enough personnel to handle additional EMS runs. The email also included statistical data for fire and EMS services that were provided to city assisted living facilities for 2008, 2009 and 2010 year-to-date. It was noted that Aurora does not charge assisted living facilities for EMS services, but other cities do. Mr. Wehrenberg stated that if the Commissioners needed more information, he could ask Chief Barnes to attend the next planning meeting.

There was a brief discussion about the I-1 districts in Aurora. Mr. Shafer and Mrs. Hydell both commented that an assisted living facility in the northern I-1 district, where Geauga Lake Park is located, could easily fit in with the surrounding residential areas. However, they didn't think that assisted living facilities would be a good fit for the I-1 district in the southern part of the city. Mr. Shafer thought it was more appropriate to consider rezoning vacant property in the northern I-1 District, such as the Geauga Lake Hotel property, to R-4. Mrs. Hydell commented that it is easier to amend, but agreed with Mr. Shafer that rezoning is more appropriate.

Mr. Kastelic wanted to know whether or not the Planning Commission is required to hold a public hearing on this proposed amendment. Mr. Reitz said that the Planning Commission is not required, but if it goes forward to Council, then Council would hold the public hearing.

Mr. Shafer then asked for comments. Carl Rausch, Councilman, Ward Three, stated that if the purpose of the amendment is to attract new assisted living facilities to the city, then he would like to see a study done in order to determine if this is the right direction for Aurora. He also said that if the purpose of the amendment is to allow a vacant facility, like the Geauga Lake Hotel, to be used for assisted living, then it would be more preferable to just rezone the property.

Mr. Shafer asked if there was any particular deadline with this proposed amendment. Mr. Wehrenberg said that there was none. He said that if the Commissioners wanted more information, let him know

and he will provide it. Mr. Shafer then suggested that any further discussion about the proposed amendment be postponed until the July 21<sup>st</sup> planning meeting and the Commissioners all agreed.

**MISCELLANEOUS:**

None

**ADJOURNMENT:**

Mrs. Hydell moved to adjourn at 7:33 p.m.; Mr. Kastelic seconded, and the motion carried, 4-0, on a voice vote.

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Roy Shafer, Chairman

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Corinne Craine, Clerk