

City of Aurora
PLANNING COMMISSION
MEETING MINUTES
JULY 21, 2010

The Aurora Planning Commission met in a regularly scheduled meeting on Wednesday, July 21, 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: Ken Grohe
Maria Hydell
Roy Shafer
Absent: Kathi Grandillo
Joe Kastelic
Also Present: Thomas Reitz, Law Advisor
Richard Wehrenberg, Planning, Zoning &
Building Director
David Barnes, Fire Chief
James Vaca, Councilman, Ward One
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 July 21, 2010, as written

Mrs. Hydell moved; Mr. Grohe seconded; and the motion carried, 3-0, on a voice vote.

APPROVAL OF MINUTES:

The minutes could not be approved because there were not enough members present who attended the June 16th meeting.

AGENDA ITEMS:

City of Aurora, Kimberly Drive – Road Dedication Plat (1007011)

Mr. Wehrenberg stated that the property owners abutting Kimberly Drive have submitted a petition for road dedication in compliance with Codified Ordinance 147. He said that the existing road is approximately 2,080 feet long and varies between 18 and 26 feet in width. The homeowners are submitting a 60 foot right-of-way and all the necessary drainage easements by 100% of all the land

owners. It was noted that the Public Services Director and the Safety, Utilities and Service Committee have reviewed the plat and have recommended the approval of acceptance for the road dedication.

Mr. Shafer wanted to know what the road dedication means for the Kimberly Drive residents. Mr. Wehrenberg said that Kimberly Drive would become a city owned street and it would then be paved and maintained by the city. He said that the Public Services Director was starting the process for bidding on the Kimberly Drive paving project. There was a brief discussion about the projected cost of paving Kimberly Drive and it was determined that the money would come from the general fund.

George Mazzaro, 186 Eldridge Road, stated that the petition was missing some signatures and therefore does not comply with the code. Mr. Wehrenberg disagreed and said that the petition was reviewed by various city departments and staff and it has been found to be in compliance.

James Vaca, Councilman, Ward One, commented that he believed that the petition was signed by all the property owners. Mr. Wehrenberg said that was correct because city staff reviewed the petition and verified that all the property owners signed it.

MOTION: To recommend approval of the road dedication for Kimberly Drive to City Council

Mr. Shafer moved; Mrs. Hydell seconded, and the motion carried, 3-0, on a roll call vote.

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

Nays: None

Guttman Realty (Bulk Terminal Storage), 1521 S. Chillicothe Road – Paving Expansion Plan (1007012)

Stephen Lamm of the Guttman Realty Company was present to discuss the plan. Mr. Lamm explained that Guttman Realty was seeking approval to expand the parking area at 1521 S. Chillicothe by approximately 19,500 square feet.

Mr. Shafer asked whether or not the plan had been reviewed by the City Engineer. Mr. Wehrenberg said that the City Engineer did a brief review, but since the parking addition is less than one-half acre, a comprehensive storm water analysis is not required per Section 1175.05(a) and (c). He said that the plan complies with all the requirements and the staff recommends the approval of the paving expansion plan.

Mr. Shafer asked for additional comments and there were none.

MOTION: To accept the paving expansion plan for 1521 S. Chillicothe Road

Mrs. Hydell moved; Mr. Grohe seconded, and the motion carried, 3-0, on a roll call vote.

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

Nays: None

The Commissioners actually intended to approve the plan so another motion was made for approval.

MOTION: To approve the paving expansion plan for 1521 S. Chillicothe Road

Mrs. Hydell moved; Mr. Grohe seconded, and the motion carried, 3-0, on a roll call vote.

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

Nays: None

Proposed Amendment for Chapter 1153 – Use Table

At the last meeting, the proposed amendment to add “assisted living” as a conditional use in the C-3 and I-1 districts was discussed. The concern that additional assisted living facilities could be a burden on the city’s fire and EMS services was brought up. Fire Chief Barnes was present at this meeting to discuss this subject in more detail.

Chief Barnes stated that there are five assisted living facilities located in Aurora and they generate approximately one-third of all the EMS runs per year. He said that independent living facilities generate more runs than the skilled nursing facilities. He explained that skilled nursing facilities have trained staff, such as RNs and LPNs, who are able to make a medical evaluation. On the other hand, independent living facilities do not have trained staff and so they call the fire department for assistance. Chief Barnes said that if more assisted living facilities locate to Aurora, then the number of EMS runs will increase. He is particularly concerned about an increase in the number of multiple calls coming in at the same time that could be a burden on the Fire Department.

Chief Barnes was asked what he thought about locating assisted living facilities in industrial districts. He said that there could be a concern if an assisted living facility wanted to locate near an existing industry that deals with toxic chemicals. If there was a need for an emergency evacuation, it would be difficult to evacuate elderly people quickly. Chief Barnes said that, in his opinion, it didn’t make sense to locate an assisted living facility in the city’s southern industrial area.

There was a brief discussion about the northern versus southern I-1 districts in Aurora. Mrs. Hydell commented that an assisted living facility in the northern district, where the Geauga Lake Hotel is located, could easily fit in with the surrounding residential areas. However, she did not think that assisted living facilities would be a good fit for the southern industrial area. Mrs. Hydell thought it was more appropriate to consider rezoning vacant property in the northern area to R-4. It was noted that rezoning property to R-4 requires the residents to vote in favor of it.

Mr. Wehrenberg asked the Commissioners to consider the C-3 portion of the proposal. He said the only C-3 district in the city is located by the Aurora Commons Shopping Center. Mr. Shafer and Mrs. Hydell both commented that an assisted living facility could easily fit in with the surrounding residential and commercial areas at Bissell and Pioneer or Bissell and Garfield.

Mr. Shafer said that he would like to wait until all the members are present before voting on the proposal. Mr. Shafer then asked for comments.

Mr. Grohe said that he believed the proposal would help Aurora prosper and he would be in favor of it.

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James Vaca, Councilman, Ward One, stated that nursing or assisted living facilities are commercial ventures that operate to make a profit. He thought that these facilities should be required to have adequate trained staff that could handle their residents unless there was a life threatening situation that required an ambulance. He said that he was not in favor of the proposal.

George Mazzaro, 186 Eldridge Road, said that he is in favor of the vacant Geauga Lake Hotel becoming an assisted living facility. There was a chance for this to happen last year, but instead the Commission chose to deny the conditional zoning request from Lamplight Communities. If the property goes for a zoning change, he did not think the voters would be in favor of it.

Mr. Shafer suggested that any further discussion about the proposed amendment be postponed until the next meeting and the Commissioners all agreed.

MISCELLANEOUS:

None

ADJOURNMENT:

Mrs. Hydell moved to adjourn at 7:59 p.m.; Mr. Grohe seconded, and the motion carried, 3-0, on a voice vote.

Roy Shafer, Chairman

Corinne Craine, Clerk