

**CITY OF AURORA
PLANNING COMMISSION
MEETING MINUTES
AUGUST 4, 2010**

The Aurora Planning Commission met in a regularly scheduled meeting on Wednesday, August 4, 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
Joe Kastelic
Maria Hydell
Roy Shafer
Absent: Ken Grohe
Also Present: Lynn McGill, Mayor
Chad Murdock, Law Advisor
Richard Wehrenberg, Planning, Zoning &
Building Director
James Kraus, Parks & Recreation Director
Denise Januska, City Planner
Corinne Craine, Commission Clerk

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

AMENDMENTS TO AGENDA:

MOTION: To approve the meeting agenda of August 4, 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 16, 2010, as submitted

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

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

Nays: None

The July 21st meeting minutes could not be approved because there were not enough members present who attended that meeting.

AGENDA ITEMS:

City of Aurora, 120 W. Pioneer Trail – Conditional Zoning Certificate – Public Outdoor Recreation Facility (1007013)

Jim Kraus, Parks and Recreation Director, was present to discuss the conditional zoning request. The request is for property that consists of two parcels and is located on Pioneer Trail across from the Walker Building. The property is currently used for baseball fields, soccer fields and parking. The parcels are in a residential zone so a conditional zoning certificate for public outdoor recreation use is needed from the Planning Commission.

Mr. Kraus stated that the objective is to bring this property up-to-date with city zoning so he can move forward with the expansion of the two parking lots. He stated that he will not be consolidating the two parcels at this time because of budget constraints.

Mr. Wehrenberg commented that staff would like to see the two parcels consolidated, but it could be done at a later date. He stated that the staff is still evaluating the application and is recommending that the application be accepted for study. He noted that a public hearing is scheduled for August 18th.

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

MOTION: To accept the conditional zoning application for study

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

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

Nays: None

City of Aurora, 120 W. Pioneer Trail – Ball Field Parking Expansions / Preliminary & Final Site Plan (1007014)

Jim Kraus was present to discuss the site plan. The Parks and Recreation Division is proposing to expand the two parking lots that are located on the north side of West Pioneer Trail. The proposal is for 24 parking spaces with an entrance off the Service Department driveway and 44 parking spaces with an entrance off of Pioneer Trail and across from the Fire Station. Mr. Kraus said that city staff will be doing the work using asphalt grindings.

Mr. Shafer asked whether or not the plan had been reviewed by the City Engineer. Mr. Wehrenberg said that since the parking expansion is less than one acre, a comprehensive storm water analysis is not required.

Mrs. Hydell wondered if the proposed number of parking spaces would be adequate. Mr. Kraus stated that currently the parking is not sufficient. He said that people are parking their cars in the grass and, in turn, they are obstructing the emergency road. The proposed parking expansion will eliminate this problem.

Mr. Shafer asked the members for further comments and they had none.

MOTION: To accept the preliminary site plan for study

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

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

MOTION: To accept the final site plan for study

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

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

Proposed Amendment for Chapter 1153 – Use Table

Mr. Wehrenberg requested that the proposed amendment for Chapter 1153 be removed from the agenda.

MOTION: To remove the proposed amendment for Chapter 1153 from the agenda

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

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

MISCELLANEOUS:

Discussion of Potential Mixed Use District

Mr. Wehrenberg stated that right now the city has a great opportunity to plan and control future development and that is why he is bringing forth the concept of a mixed use zoning district. He said that, in broad terms, a mixed use development brings together a cohesive mix of uses that supplement and coordinate with each other. Mr. Wehrenberg said that Crocker Park in Westlake is a good example of mixed use zoning. He explained that Crocker Park has residential, offices, retail stores and possibly some industrial; all these uses coordinate with each other. He said that the concept is being presented to the Commission in order to get some feedback.

Referring to maps and documents that were submitted to the Commission, Mr. Wehrenberg is proposing an area in the northern part of the city for this mixed use zoning. The proposed area consists of approximately 650 acres and most of the land is owned by Cedar Fair. Because half of the land is located in Bainbridge, the proposal would involve joint planning and development with that city. He said there are many advantages for pursuing this concept. One advantage is that the city would be proactive in development and that means getting the best uses for the property and getting the best benefits for the city.

Mayor McGill commented that the city has never done anything like this before. He said that most of the proposed property is currently zoned industrial and that classification really limits development. A change to mixed use zoning would be an excellent use of the land. It also would allow for full development of 650 acres and it would make it very attractive to a developer. He said that he supported the concept and this would enhance the northern entrance to the city.

There was a brief discussion about Cedar Fair. Mayor McGill said that he did not know what they were doing to develop their property. He thought that Cedar Fair would welcome the idea of mixed use zoning because it would help them sell the property. Mr. Wehrenberg agreed that the mixed use zoning would enhance the property. He said that currently the topography of the property does not offer many good industrial sites, whereas, mixed use zoning would make the whole area more marketable.

Mr. Shafer and Mrs. Hydell both agreed that it was an interesting concept and this would be a good time to start planning for this property. It was noted that this is a long term project that will take several years to plan.

Mrs. Hydell wanted to know the procedure for rezoning this property. Mr. Wehrenberg stated that this would be a two-step voting process. The first step would be to develop the concept and have the residents vote for rezoning the property to mixed use. The second step would be a specific detailed development plan that would be brought forth to the voters.

George Mazzaro, 186 Eldridge Road, urged caution in proceeding with rezoning. He said that any zoning change must go to the voters and they might not vote for it.

ADJOURNMENT:

Mrs. Hydell moved to adjourn at 7:53 p.m.; Mr. Kastelic seconded, and the motion carried, 4-0, on a voice vote.

Roy Shafer, Chairman

Corinne Craine, Clerk