

**City of Aurora
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 19, 2011**

The Aurora Planning Commission met in a regularly scheduled meeting on Wednesday, October 19, 2011, in Council Chambers of Aurora City Hall. The meeting was called to order at 7:07 p.m. by Planning Commission Chairman Maria Hydell.

ROLL CALL:

Present: Kathi Grandillo
Ken Grohe
Maria Hydell
Joe Kastelic
Roy Shafer

Also Present: Thomas Reitz, Law Advisor
Richard Wehrenberg, Planning, Zoning &
Building 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:

There were no amendments to the agenda.

MOTION: To approve the meeting agenda of October 19, 2011, as amended

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

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

Nays: None

APPROVAL OF MINUTES:

MOTION: To approve the meeting minutes of September 21, 2011, as submitted

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

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

Nays: None

AGENDA ITEMS:

Tammy Blakkolb, 212 Chatham Drive – Conditional Zoning Certificate / In-Home Child Care (1109017)

Tammy Blakkolb was present to answer questions. She is seeking a conditional zoning certificate for an in-home child care business in an R-4 district.

Mrs. Blakkolb stated that she has been operating an in-home child care business for about eighteen years and, until recently, she was not aware that she needed a conditional zoning certificate. She said that she cares for no more than six children at one time and her hours of operation are between 7 a.m. and 5 p.m. Mrs. Blakkolb is seeking a conditional zoning certificate so that her business complies with city codes.

Joe Iafigliola, 568 Surrey Drive, stated that when he spoke during the public hearing, he was concerned that the applicant's business would be on a large scale and involve twenty children. Because the applicant provides child care for no more than six children, he has no objections.

George Mazzaro, 186 Eldridge Road, spoke in support of the applicant and recommended approval of the conditional zoning request.

Mr. Wehrenberg stated that in-home business applications are evaluated under strict standards and basically the applicants need to demonstrate that their home business does not interfere with the normal functions of the residential neighborhood. In this case, he said the applicant operates a quiet and discreet business and the city has never received any complaints. Mr. Wehrenberg recommended approval of the conditional zoning certificate with the condition that no more than six children are permitted.

Mrs. Hydell asked for comments from the Commissioners and there were none.

MOTION: To forward a positive recommendation for the conditional zoning certificate to City Council with the condition that no more than six children are permitted

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

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

Nays: None

Classic Homes, 204 E. Garfield Road – Final Site Plan (office bldg.) (1109018)

Ed Wurm of Classic Homes Inc. and the engineer, Jason Kekic of Hejduk-Cox, were present to discuss the application. The applicant is seeking a final site plan approval for a medical office building located at

204 E. Garfield Road. Classic Homes is requesting that the application be reviewed under C-1 zoning standards.

Mr. Wurm stated that the plan was submitted to BZA and he has received all the necessary variances. He thought that the engineering review had been completed and he hoped to get an approval of the final site plan tonight.

Mr. Czekaj stated that the engineering plans have not been completely finalized and therefore he cannot give an approval yet. He said that there are a few items that still need to be addressed and then the plan would be ready for approval by the next planning meeting.

Mr. Wehrenberg stated that the staff report had recommended approval in anticipation of the engineering review being completed. Since it is incomplete, he said staff cannot recommend approval at this time.

George Mazzaro, 186 Eldridge Road, wanted to know the status of the C-1 zoning for this property. Also, he suggested that the Commissioners hold off on approval until the Army Corps permit is found.

Mr. Wehrenberg said that the city is working with the applicant to move forward with the C-1 zoning. He anticipated that it will appear on Council's agenda soon.

Mr. Wurm said that Mr. Mazzaro is misinformed about the Army Corps permit. He stated that it was not missing and engineering has a copy of it.

Mrs. Hydell said that she anticipated that the engineering review will be complete and the Commission will be ready to take action on this site plan at the November 2nd meeting.

Lakeview Reserve (Aurora Meadows Ltd.), South Side of West Garfield Road – Final Plat of Phase I (1009019)

Mr. Wehrenberg stated that the applicant has never submitted revised plans that addressed flood plain issues. He said that staff made several attempts to contact the applicant and they had no response. Since there has been no activity on this project for several months, he recommended that it be removed from the agenda.

MOTION: To remove Lakeview Reserve-Final Plat of Phase I from the agenda

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

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

Nays: None

MISCELLANEOUS:

Conditional Approval Policy

There was a brief discussion about the proposed revision of the "Policy with Respect to Conditional Approval." Mr. Wehrenberg said that the revised policy would help to streamline the review process.

Mrs. Hydell agreed and said it is a fair compromise and it will help move things more quickly through the review process. She then asked for further comments and there were none.

MOTION: To approve the revised Conditional Approval Policy

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

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

Nays: None

Repeal of Ordinance 2011-113 (Site Plan Approval for Softball Field)

Mrs. Hydell started a discussion about Ordinance 2011-137 that was introduced at the October 10th Council meeting. She asked Mr. Wehrenberg for an update.

Mr. Wehrenberg explained that Councilmen McDougald, Galaska, and Kudley introduced new legislation, Ordinance 2011-137, which would rescind Council's site plan approval for the high school varsity softball field. He said this is the same softball field site plan that was approved by the Planning Commission on September 7th and then approved by Council on September 12th. He stated that basically there were concerns that the softball field site would cause flooding of nearby homes.

The members were quite surprised to hear about the proposed legislation because this project was part of an overall concept plan to revitalize Kiwanis Moore Park, which was submitted with the conditional zoning application back in 2007. Several members commented that it was a project that was carefully reviewed by city committees, boards, Council and also the schools, so it was a well planned project.

Mr. Czekaj stated that he was also surprised because he was very involved with the design of the new retention basin, which addressed storm water and flooding issues. He said that he was never contacted by anyone to discuss the softball field site.

Mr. Wehrenberg stated that he and Mr. Czekaj would be attending the October 24th Council meeting to show support for keeping the softball field site as planned. He encouraged the Commissioners to come to the meeting and show their support.

George Mazzaro, 186 Eldridge Road, stated that the softball field site plan was approved by Council after only one reading. He said that there was more information that should have been considered before

Council approved the site plan.

Aurora's New Dawn

Mr. Wehrenberg said that the "Aurora's New Dawn" report was included in the planning packet so that the Commissioners have the official document to review.

ADJOURNMENT:

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

Maria Hydell, Chairman

Corinne Craine, Clerk