

City of Aurora
PLANNING COMMISSION
MEETING MINUTES
NOVEMBER 16, 2011

The Aurora Planning Commission met in a regularly scheduled meeting on Wednesday, November 16, 2011, in Council Chambers of Aurora City Hall. The meeting was called to order at 7:00 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 November 16, 2011, as written

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 public hearing minutes of October 19, 2011, 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, Mr. Shafer, Mrs. Hydell

Nays: None

MOTION: To approve the meeting minutes of October 19, 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:

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

Tom Wurm of Classic Homes Inc. was 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. Wehrenberg gave a brief update on the project. He stated that staff was waiting for the completion of the engineering review and an approval from the City Engineer. He thought that Mr. Czekaj was ready to give his approval tonight. He also noted that City Council passed a resolution that would allow the City Law Director to petition the court to change the zoning of this property to C-1.

Mr. Czekaj said that the review had finally been completed and he has approved the final site plan. He explained that the engineering review took longer than normal because of the complexity of the project. He stated that the underground detention basin system required a more detailed review than the typical above-ground systems that are usually submitted.

George Mazzaro, 186 Eldridge Road, stated that he had no problem with the project but he had a problem with the process. He said that there were several site plans submitted and he wanted to know which one was being approved. Also, he said that none of the site plans reflect the filling-in of wetlands that was granted by Army Corps of Engineers permit.

Mr. Wehrenberg said that the Army Corps permit is not relevant to this site plan because the permit refers to work that Classic Homes completed four years ago. He stated that the final site plan is accurate and shows no wetlands on the property.

There was a brief discussion about which site plan was approved. Mr. Czekaj stated that all the site plans were the same because there were no changes or revisions. He explained that the set of improvement plans that he reviewed included the same site plan plus additional engineering details and calculations that were required.

Mr. Wehrenberg stated that the Commissioners are voting on the final site plan which was submitted with the application. He explained that the members do not get a set of improvement plans because it includes specific engineering details that do not really concern the Planning Commission.

Mr. Reitz suggested that the final site plan that was submitted with the application should be referenced in the motion and the members agreed.

MOTION: To approve the final site plan dated September 8, 2011, file no. 1109018, for Classic Homes and to forward it to City Council with a positive recommendation

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:

Mr. Wehrenberg stated that the Master Plan process will begin again in 2012. He said that the city appoints nine citizens to the committee and it takes about a year to complete a Master Plan. He suggested that any recommendations for the committee be directed to the Mayor.

ADJOURNMENT:

Mr. Kastelic moved to adjourn at 7:23 p.m.; Mr. Shafer seconded, and the motion carried, 5-0, on a voice vote.

Maria Hydell, Chairman

Corinne Craine, Clerk