

City of Aurora
PLANNING COMMISSION
MEETING MINUTES
JANUARY 4, 2012

The Aurora Planning Commission met in a regularly scheduled meeting on Wednesday, January 4, 2012, in Council Chambers of Aurora City Hall. The meeting was called to order at 7:04 p.m. by Planning Commissioner Maria Hydell.

ROLL CALL:

Present: Kathi Grandillo
Ken Grohe (*arrived at 7:07 p.m.*)
Maria Hydell
Joe Kastelic
Roy Shafer

Also Present: Thomas Reitz, Law Advisor
Denise Januska, City Planner
Corinne Craine, Commission Clerk

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

ORGANIZATIONAL:

ELECTION OF CHAIRMAN

Mr. Kastelic nominated Mrs. Hydell for Chairman. Mrs. Grandillo seconded the nomination.

MOTION: To close the nominations for Chairman

Mr. Kastelic moved; Mrs. Grandillo seconded. The motion carried on a unanimous voice vote.

ELECTION OF FIRST VICE CHAIRMAN

Mrs. Hydell nominated Mr. Kastelic for First Vice Chairman. Mrs. Grandillo seconded the nomination.

MOTION: To close the nominations for First Vice Chairman

Mrs. Hydell moved; Mr. Shafer seconded. The motion carried on a unanimous voice vote.

ELECTION OF SECOND VICE CHAIRMAN

Mr. Kastelic nominated Mr. Shafer for Second Vice Chairman. Mrs. Grandillo seconded the nomination.

MOTION: To close the nominations for Second Vice Chairman

Mr. Kastelic moved; Mrs. Grandillo seconded. The motion carried on a unanimous voice vote.

Mr. Grohe arrived at this time.

MOTION: To approve the slate of Planning Commission Officers for 2012

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

AMENDMENTS TO AGENDA:

Mrs. Januska requested that the agenda item for Ferfolia Funeral Homes be moved to pending status. She stated that because the final site plan was approved in May 2008, the City Engineer wanted to review the site plan again before another extension was granted. The members agreed to move the item to pending status.

MOTION: To approve the meeting agenda of January 4, 2012, as amended

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

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

Nays: None

APPROVAL OF MINUTES:

MOTION: To approve the meeting minutes of November 16, 2011, as submitted

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

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

Nays: None

AGENDA ITEMS:

Aurora Partners II, Property North of Brown Keidel Bldg. & South of McDonalds – Conditional Zoning Certificate / Comparable Use for Retail Auto Parts & Service (1112019)

Craig Cawrse of Cawrse & Associates was present to discuss the application. He wanted the record to show that Aurora Partners III is the correct name of the property owner. He stated that the applicant

owns the seven acre parcel which is located north of the Brown Keidel Service Center, south of McDonalds, and west of Route 43. He said that the proposal is for a 40,900 square foot automotive service building with an adjacent 4,600 square foot car wash and a 4,500 square foot automotive retail store. Mr. Cawrse stated that in addition to the automotive parts and service business, there is a possibility that the business operation would include some car sales and auto body repair. He said that the proposed use is comparable to the permitted uses in a C-3 zoning district and adjacent properties.

Mrs. Hydell stated that it was very important to have a clear understanding of the specific uses being proposed and how comparable they are to what is already permitted in the C-3 district. It was noted that Code Section 1153.03(v) describes the standards for comparable use which would be used in the review process. Mr. Cawrse said that he would provide a point by point summary to the Commissioners that would show how this proposal meets the criteria.

Mrs. Hydell wanted to know whether or not a national chain would be operating this business. Mr. Cawrse stated that the owner, Harry Caplan, would be able to answer that question at the next meeting.

Mr. Grohe wanted more information about the existing road located on the property and the easement agreement with McDonalds. Mr. Cawrse said that McDonalds has the right to use the road for cars going to and from their restaurant. He said that the owner and the surveyor would be able to provide more information about the easement at the next meeting.

Mr. Reitz commented that there is currently a legal dispute between the city and the owner involving the easement, but he had no other specific information.

Mr. Shafer and Mr. Grohe both commented about the additional traffic and the impact on the area. Mrs. Januska said that traffic issues would be reviewed in detail when the actual site plan is submitted.

Mrs. Hydell stated that the application would be accepted for study tonight and that the public hearing was scheduled for January 18th.

MOTION: To accept the conditional zoning application for study

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

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

Nays: None

MISCELLANEOUS:

Mrs. Januska stated that the Master Plan Committee members have been selected and the committee will hold their first meeting later this month. Also, she said that various planning consultants have been contacted and staff will soon be reviewing their proposals.

ADJOURNMENT:

Mr. Kastelic moved to adjourn at 7:24 p.m.; Mrs. Grandillo seconded, and the motion carried on a unanimous voice vote.

Maria Hydell, Chairman

Corinne Craine, Clerk