

**City of Aurora
PLANNING COMMISSION
MEETING MINUTES
JANUARY 18, 2012**

The Aurora Planning Commission met in a regularly scheduled meeting on Wednesday, January 18, 2012, in Council Chambers of Aurora City Hall. The meeting was called to order at 7:17 p.m. by Planning Commissioner Maria Hydell.

ROLL CALL:

Present: Kathi Grandillo
 Maria Hydell
 Joe Kastelic
Absent: Ken Grohe
 Roy Shafer
Also Present: Thomas Reitz, Law Advisor
 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:

Mr. Wehrenberg stated that Ferfolia Funeral Homes is currently undergoing some management changes that could affect their project. He requested that the agenda item for Ferfolia be moved to pending status until they reach a decision and the members agreed.

MOTION: To approve the meeting agenda of January 18, 2012, as amended

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

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

Nays: None

APPROVAL OF MINUTES:

MOTION: To approve the meeting minutes of January 4, 2012, as submitted

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

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

Nays: None

AGENDA ITEMS:

Aurora Partners III, 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 and the property owners, Harry Caplan and Joe Chiro, were present to answer questions. The applicant is seeking a conditional zoning certificate for an automotive parts and service business to be located on property north of the Brown Keidel Service Center, south of McDonalds, and west of Route 43.

Mrs. Hydell thanked the applicant for submitting a narrative which details the proposed uses for the property and how the proposal meets the conditional zoning criteria that is listed in the code. She stated that it was important to have the input of all five members so the discussion of the narrative would be postponed until the next meeting.

Mrs. Hydell then asked for more information about the possible tenants. Mr. Caplan said that he envisioned a national retail chain, like a Conrad's or a Tire Kingdom, as the tenant. He commented that he would prefer one tenant instead of three.

Mr. Kastelic was concerned about the property being used for car sales. He said that a used car lot could have a negative impact on the district.

Mr. Caplan stated that the primary use of the site would be vehicle care and maintenance and not car sales. He then suggested that the conditional zoning certificate specify that no more than 10% of the property be used for car sales. He said that he would have no problem with that stipulation.

There was a discussion about the timeline for taking action on this application. It was noted that the Commission has ninety-five days from today to review the application and take action. Mr. Wehrenberg said that staff would be ready with their evaluation for the next meeting. Mrs. Hydell stated that the goal would be to discuss both the staff report and the applicant's narrative, point by point, at the next meeting.

Mrs. Hydell asked for further comments and there were none.

MISCELLANEOUS:

Discussion of ABR Memo

There was a discussion about a memo from the Architectural Board of Review pertaining to the proposed Treat Road Subdivision. The memo expressed ABR concerns about the proposed number of homes (91) and the small lot sizes. In particular, ABR was concerned about whether or not the developer would be able to satisfy the similarity requirements listed in the city's building code and the requirements in the ABR guidelines. The letter urged the Planning Commission to consider these issues as part of their evaluation of the preliminary site plan.

Mr. Wehrenberg stated that the Planning Commission has a specific area of authority and responsibilities according to the Aurora Codified Ordinances. He said that when the Commission evaluates a site plan, there is a specific set of standards that they must consider when making a decision and it would be inappropriate to consider issues that are outside of the Commission's authority.

Mr. Reitz agreed with Mr. Wehrenberg's comments. He stated that basically the Planning Commission has jurisdiction on zoning code matters and the Architectural Board of Review has jurisdiction once a building permit application is submitted. He said that an approval from the Planning Commission does not relieve the applicant from complying with the city's building codes and ABR requirements.

On a different topic, Mr. Wehrenberg stated that he was optimistic about the prospects for 2012. He said that there will be more building activity in Aurora, such as the Treat Road residential development and the Geauga Lake Hotel conversion to an assisted living facility.

ADJOURNMENT:

Mr. Kastelic moved to adjourn at 7:46 p.m.; Mrs. Grandillo seconded, and the motion carried on a unanimous voice vote.

Maria Hydell, Chairman

Corinne Craine, Clerk