

**CITY OF AURORA  
PLANNING COMMISSION  
MEETING MINUTES  
MARCH 17, 2021**

The Aurora Planning Commission met in a scheduled meeting on Wednesday, March 17, 2021, facilitated by the internet application Zoom. Kathi Grandillo called the meeting to order at 6:30 p.m.

**ROLL CALL:**

Present: Jeff Austin  
Laura Duguay  
Sarah Gilmore  
Kathi Grandillo  
Jim Maulis  
Also Present: Denise Januska, Director, Planning, Zoning & Building Division  
Sara Cooper, Engineer  
Marie Lawrie, Clerk

Ms. Grandillo swore in those in attendance who wished to speak.

**AMENDMENTS TO THE AGENDA**

**None**

**SUBMISSION OF SUPPLEMENTAL INFORMATION**

**None**

**APPROVAL OF MINUTES**

**MOTION: To adopt the minutes of the March 3, 2021 meeting, as submitted**

Mr. Maulis moved; Ms. Duguay seconded, and the motion carried 4-0-1 on a roll call vote.

Yeas: Mr. Maulis, Ms. Duguay, Ms. Gilmore, Ms. Grandillo

Nays: None

Abstentions: Mr. Austin

**AGENDA ITEMS**

**Iris Place - N Aurora Road - Tree Clearing Plan (2011034)**

Rob Benjamin, of Heritage Development Company, 34555 Chagrin Falls, Ohio was linked to the Zoom meeting. He was seeking approval to drop the trees on his project site before the March 31, 2021 deadline as it pertains to the restrictions of the endangered Indiana Bat. He stated that he was seeking approval to push the trees over but would not grind the stumps or grade the property until a later date. He informed the commission members that he is close to a full approval through engineering and has his Ohio EPA Nationwide permit.

Ms. Grandillo asked the members for their questions or comments. Ms. Duguay asked what happens to the trees after they are dropped. Mr. Benjamin stated that after full approval is awarded, the trees would be taken off site. He said the stumps would be ground and they would begin the improvements. Ms. Duguay asked if whole, solid trees would be removed. The answer was yes.

Ms. Januska stated that she would like to add one additional condition on her recommendation for the commission. She explained that the City Arborist did a field inspection of the site. She confirmed that the clearing limits were staked. She stated that along the rear of the property stand some mature trees that appear to be outside of the clearing limits. She stated that she would like the developer to save those trees. Mr. Benjamin agreed to that

condition. He stated that he had no intention of removing any trees outside of the clearing limits and was in favor of a buffer between the Barrington subdivision and the Iris Place development. He said he would make sure that his contractors are aware of it.

Ms. Grandillo opened the floor for public comment. Deb Conti, 234 S Chillicothe Road was linked into the meeting and had her hand raised. Ms. Conti asked what kind of visibility will be present after the trees are dropped. She asked if this would encourage people to walk on the site. She asked how he would deter people from doing that. Mr. Benjamin stated that this was the first time anyone had asked that question and he said he would be sure to put up adequate temporary fencing.

Ms. Grandillo stated that the mature trees that buffer Barrington would likely help with the visibility issue until development is occurs. Mr. Benjamin stated that it would certainly look different after the trees come down, but that people could, in fact, walk into Barrington now if they chose to. He stated that they are working on securing further landscaping to prevent that from happening.

**MOTION: To allow the exception for Iris Place, N. Aurora Road – Tree Clearing Plan (2011034) with the condition that trees can be dropped, and no grading or stump grinding will be permitted on the site until final approval and that the mature trees outside of the clearing limits will be saved**

Ms. Gilmore moved; Ms. Duguay seconded, and the motion carried 5-0 on a roll call vote.

Yeas: Ms. Gilmore, Ms. Duguay, Mr. Austin, Ms. Grandillo, Mr. Maulis

Nays: None

#### **MISCELLANEOUS**

None

#### **ADJOURNMENT**

**MOTION: To adjourn the meeting at 6:43 p.m.**

Mr. Maulis moved; Ms. Duguay seconded, and the motion carried 5-0 on a roll call vote.

Yeas: Mr. Maulis, Ms. Duguay, Mr. Austin, Ms. Gilmore, Ms. Grandillo

Nays: None

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Kathi Grandillo-Chairman

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Marie Lawrie - Clerk