

**CITY OF AURORA
PLANNING COMMISSION
PUBLIC HEARING MINUTES
June 15, 2016**

The Aurora Planning Commission met in a specially scheduled public hearing on Wednesday, June 15, 2016, in Council Chambers of Aurora City Hall. The hearing was called to order at 6:31 p.m. by Planning Commission Chairman Kathi Grandillo.

ROLL CALL:

Present: Peter French
Sarah Gilmore
Kathi Grandillo
Dennis Kennedy
Absent: Laura Duguay

Also Present: Denise Januska, Director,
Planning, Zoning & Building Div.
Dean DePiero, Law Director
Justin Czekaj, City Engineer
Jack Burge, Director, Economic Development
Corinne Craine, Commission Clerk

AGENDA ITEM:

ELM Investment Trust Ltd., North Chillicothe Road – Wetland Setback Variances (1606011 & 1606012)

The developer, Sam Cannata, ELM Investment Trust Ltd., 30799 Pinetree Road, Pepper Pike, Ohio, was present for the discussion. The applicant is seeking two wetland setback variances for a new commercial shopping development to be located between 50 and 108 North Chillicothe Road across from Barrington Town Square. This property is in a C-2 Commercial Shopping District.

Mr. Cannata provided an overview. He is proposing to construct a new shopping center, to be known as The Greens of Aurora, on the 8.9-acre parcel. The proposed project would consist of five separate buildings with a total of 30,600 square feet of retail space, 138 parking spaces, and three retention basins. He explained that the property is difficult to develop because it has two acres of wetlands and a stream on the eastern portion. Mr. Cannata said that in order to preserve the majority of the wetland area and avoid impacting the stream, the development would be primarily on the western portion of the property. To accomplish all of this, the applicant is seeking two 50-foot wetland setback variances.

Mrs. Grandillo opened the floor for public comments.

Deb Conti, 234 S. Chillicothe Road, was familiar with the property because she grew up at 108 N. Chillicothe. She spoke about her concerns of increased storm water runoff and the impact on adjacent properties.

Linda Sieber, 104 Royal Oak Drive, was opposed to any wetland setback variances because of the potential ecological damage to the wetland area. Also, she spoke about her concerns of increased storm water runoff, flooding, and the negative effect on property values.

Frank Schenck, 101 Royal Oak Drive, submitted information about vernal pools and Indiana bats to the members. He was opposed to the wetland setback variances because of the negative impact it would have on the vernal pools, the wildlife and the fragile ecological system.

George Mazzaro, 186 Eldridge Road, stated that wetlands were precious to this community and they needed to be preserved. He wanted to know whether the developer considered other options which would not impact the wetlands or the wetland setbacks.

Robert Talenda, 99 Royal Oak Drive, stated that the proposed project would be a detriment and it would have a negative effect on his property value.

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

ADJOURNMENT:

Mrs. Grandillo adjourned the public hearing at 6:46 p.m.

Kathi Grandillo, Chairman

Corinne Craine, Clerk