

**CITY OF AURORA  
PLANNING COMMISSION  
MEETING MINUTES  
January 15, 2020**

The Aurora Planning Commission met in a regularly scheduled meeting on Wednesday, January 15, 2020, in the Council Chambers of Aurora City Hall. The Planning Commission Chairman Kathi Grandillo called the meeting to order at 6:32 pm. Marie Lawrie, Planning Commission Clerk, gave Mr. Maulis the oath of office prior to the start of this meeting.

**ROLL CALL:**

Present:        Laura Duguay  
                  Peter French  
                  Sarah Gilmore  
                  Kathi Grandillo  
                  Jim Maulis

Also Present:  Denise Januska, Director, Planning, Zoning & Building Division  
                  Justin Czekaj, City Engineer  
                  Dean DePiero, Law Director  
                  Marie Lawrie, Commission Clerk

Dean DePiero swore in those in attendance who wished to speak.

**ORGANIZATIONAL/ELECTION OF OFFICERS**

**Ms. Grandillo opened the floor for nominations for Chairman.**

Mr. French nominated Kathi Grandillo as Chairman. Ms. Duguay seconded this nomination.

Hearing no further nominations, Ms. Grandillo closed the nominations.

**MOTION:        To elect Kathi Grandillo as the 2020 Chairman of the Planning Commission**

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

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

Nays:            None

**Ms. Grandillo opened the floor for nominations for Vice Chairman.**

Ms. Duguay nominated Peter French as Vice Chairman. Ms. Gilmore seconded this nomination.

Hearing no further nominations, Ms. Grandillo closed the nominations.

**MOTION:        To elect Peter French as the 2020 Vice Chairman of the Planning Commission**

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

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

Nays:            None

**Ms. Grandillo opened the floor for nominations for Second Vice Chairman.**

Mr. French nominated Laura Duguay as Second Vice Chairman. Ms. Gilmore seconded this nomination.

Hearing no further nominations, Ms. Grandillo closed the nominations.

**MOTION: To elect Laura Duguay as the 2020 Second Vice Chairman of the Planning Commission**

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

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

Nays: None

**Ms. Grandillo opened the floor to confirm the Mayor’s appointment of Marie Lawrie as the Planning Commission clerk.**

**MOTION: To confirm Marie Lawrie as the 2020 Clerk of the Planning Commission**

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

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

Nays: None

**AMENDMENTS TO THE AGENDA**

None

**SUBMISSION OF SUPPLEMENTAL INFORMATION**

None

**APPROVAL OF MINUTES**

**MOTION: To adopt the minutes of the December 18, 2019 public hearing, as submitted**

Ms. Gilmore moved; Ms. Duguay seconded, and the motion carried 3-0-2 on a roll call vote.

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

Nays: None

Abstentions: Mr. French, Mr. Maulis

**MOTION: To adopt the minutes of the December 18, 2019 regular meeting, as submitted**

Ms. Duguay moved; Ms. Gilmore seconded, and the motion carried 3-0-2 on a roll call vote.

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

Nays: None

Abstentions: Mr. French, Mr. Maulis

**AGENDA ITEMS**

Geis at Lena LLC, 335 Lena Drive, New Industrial Building – Preliminary Site Plan (1912026)

Geis at Lena LLC, 335 Lena Drive, New Industrial Building – Final Site Plan (2001001)

Ms. Grandillo explained that these items would be discussed together and voted on separately.

Trevor Extine, of Geis Company attended to represent the project. He was seeking approval of a preliminary site plan for a new industrial building. There was discussion at the December 18, 2019 meeting that the project was a 150,000 square foot building with a future addition of 25,000 square feet. They have decided to request approval based on the full 175,000 square feet.

Ms. Grandillo asked the members for their comments and questions. Mr. French inquired about the tenant. At this time, Mr. Extine was able to confirm that the tenant will be Ashley Furniture. Timothy Quinn, of Wellsville Carpet Town, Inc. 1049 Lila Lane, Raleigh, North Carolina attended to expand on the business. He described the business as a furniture distribution center with a small showroom for discontinued merchandise. He stated that there would not be much traffic associated with the showroom.

Mr. French asked about the parking spaces and the possibility of land banking some of the parking. Mr. Extine explained that the site plan demonstrates compliance with the code for the number of parking spaces required. However, the parking on the side of the building would not be striped unless needed. Mr. French inquired about the distance between the building and stormwater basin as shown on page C104. (See attached.) Mr. Extine stated that the grading in that area accommodates the distance shown.

Ms. Gilmore inquired about the amount of dock doors on the building and the amount of tractor-trailer traffic this might bring into the area. (See page A300 attached.) She asked how many dock doors would be in use at one time. Mr. Extine explained that trucks would be in-bound during the day and he expected approximately 50 percent to be in use at the same time. Ms. Gilmore asked if a traffic study would be required. The answer was that a trip generation report would be required. A traffic study is required when there is direct impact to a main road and/or highway. Mr. Extine stated that he had a trip generation report completed. It was determined that the impact would equal less than 50 percent of the allowance.

Ms. Grandillo opened the floor for public comment.

Deb Conti, 234 S Chillicothe Road was in attendance. She inquired about the abandoned gas well shown on the plans. She also inquired whether this site would accommodate a hard rain. Mr. Extine stated that the gas well has been removed according to the requirements to do so. He further stated that the site would accommodate a 100-year storm, as required.

**MOTION: To approve the application for Geis at Lena LLC, 335 Lena Drive – New Industrial Building – Preliminary Site Plan (1912026)**

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

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

Nays: None

**MOTION: To accept Geis at Lena Drive LLC, 335 Lena Drive – New Industrial Building – Final Site Plan (201001) for study**

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

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

Nays: None

Mr. Quinn thanked the commission for their time and stated that when his company moves into an area, they become a contributor to that city. He said he was excited to move into Aurora.

PnRs, LLC – Napa 487 Winery & Spa, NW Corner of Sycamore Dr & N Aurora Rd, CZC – Comparable Use (1911024)  
PnRs, LLC – Napa 487 Winery & Spa, NW Corner of Sycamore Dr & N Aurora Rd, New Commercial Building – Preliminary Site Plan (1911025)

Ms. Grandillo explained that these items would be discussed together and voted on separately.

David Aulger, Architect of Campbell Construction, Wooster, Ohio attended the meeting. He was seeking a conditional zoning certificate for the winery & spa as a comparable use. Ray and Patty Seuffert, business owners attended. The proposed project consists of a 15,000 square foot standalone building on 10.782 acres. The plans show 200 parking spaces and abundant landscaping. The submission states that the winery is comparable to a sit-down restaurant and that the day spa would be similar to personal services, barber / beauty salon. The submission further states that the retail sale of wine is also a permitted use in PD – Planned Development.

Ms. Grandillo asked the members for their questions and comments. There was none.

Ms. Grandillo asked for public comment. There was none.

**MOTION: To forward to Council with a Positive Recommendation – PnRs, LLC – Napa 487 Winery & Spa, NW Corner of Sycamore Dr & N Aurora Rd, CZC – Comparable Use (1911024)**

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

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

Nays: None

**MOTION: To approve the application for PnRs, LLC – Napa 487 Winery & Spa, NW Corner of Sycamore Dr & N Aurora Rd, New Commercial Building – Preliminary Site Plan (1911025)**

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

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

Nays: None

Mr. Aulger inquired whether a trip generation report or a traffic study would be required for the final site plan application for this project. Mr. Czekaj stated that due to the direct impact this would have on State Route 43, a traffic impact study would be required.

2017 Aurora Project/Shannondoah LLC, 1179 Bartlett Road, CZC – Residential Conservation Development (1802009)

Ms. Januska explained that this item has been on the pending list since 2018. There has been no communication from the applicant and suggested that the item should be removed from the agenda.

**MOTION: To remove 2017 Aurora Project/Shannondoah LLC, 1179 Bartlett Road – CZC –Residential Conservation Development (1802009) from the agenda**

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

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

Nays: None

Simon Properties, 549 S Chillicothe Road, Mall Expansion – Preliminary & Final Site Plan (1811038)

Ms. Januska explained that the applicant would not construct this expansion as submitted. The applicant may be reducing the scope of the project significantly. She stated that should the applicant move forward with a project, she would require them to submit the project under a new application. She suggested that the item should be removed from the agenda.

**MOTION: To remove Simon Properties, 549 S Chillicothe Road, Mall Expansion – Preliminary & Final Site Plan (1811038) from the agenda**

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

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

Nays: None

**MISCELLANEOUS**

Mr. DePiero stated that he was working with Ms. Januska to update the policy for submissions that are dormant for over a year. He stated unless there was just cause to stay on the pending project list, items will be removed. Mr. French inquired whether this would be updated in the codified ordinances. The answer was that they are working on that.

**ADJOURNMENT**

**MOTION: To adjourn the meeting at 7:04 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. French, Ms. Gilmore, Ms. Grandillo

Nays: None

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Kathi Grandillo-Chairman

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Marie Lawrie, Clerk