

**CITY OF AURORA  
PLANNING COMMISSION  
MEETING MINUTES  
JANUARY 20, 2021**

The Aurora Planning Commission met in a scheduled meeting on Wednesday, January 20, 2021, facilitated by the internet application Zoom. Sarah Gilmore took the oath of office prior to the start of the meeting. This will be her second term. 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  
                      Dean DePiero, Law Director  
                      Justin Czekaj, City Engineer  
                      Marie Lawrie, Clerk

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

**ORGANIZATIONAL/ELECTION OF OFFICERS**

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

Mr. Maulis nominated Kathi Grandillo as Chairman. Ms. Gilmore seconded this nomination.

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

**MOTION:           To elect Kathi Grandillo as the 2021 Chairman of the Planning Commission**

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

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

Nays:             None

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

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

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

**MOTION:           To elect Laura Duguay as the 2021 Vice Chairman of the Planning Commission**

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

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

Nays:             None

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

Mr. Maulis nominated Sarah Gilmore as Second Vice Chairman. Ms. Duguay seconded this nomination.

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

**MOTION: To elect Sarah Gilmore as the 2021 Second Vice Chairman of the Planning Commission**

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

**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 2021 Clerk of the Planning Commission**

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

Yeas: Ms. Grandillo, Ms. Duguay, Mr. Austin, Ms. Gilmore, 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 16, 2020 meeting, as submitted**

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

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

Nays: None

**AGENDA ITEMS****2017 Aurora Project LLC, 1000 E Mennonite Rd - Minor Subdivision (Lot Split) - (2012038)**

Peter French, 240 Linwood Lane, Aurora, Ohio linked to the meeting to represent the lot split. He explained that he was representing this application because the lot split was shown on the survey with his own lot split. He stated that he was not purchasing this 20-acre parcel. He said that the new property owner would use the parcel to construct a single-family residence.

Ms. Grandillo asked the members for their questions or comments. Mr. Maulis asked for confirmation that the new parcel would have one house on a 20-acre lot. Mr. French confirmed this.

Ms. Gilmore asked if the property would be for sale after the lot split. The answer was that the lot is sold contingent upon the approval of the lot split. Ms. Gilmore asked for an explanation of the site plan. She was interested in knowing who owned the property in between Mr. French and the proposed 20-acre lot and what the frontage of that property equaled. Mr. French explained that between this new lot and his own 25-acre parcel there is a 5-acre parcel belonging to a resident on the other side of the road and also some additional frontage owned by 2017 Aurora Project LLC. Ms. Januska stated that the site plan showed approximately 450 feet of frontage remaining. Ms. Gilmore asked if the property owner intended to also sell that land. Mr. French stated that he understood that the property owner intends to sell the land based upon the R-1 Zoning requirements.

Ms. Grandillo opened the floor for public comment. There was none.

**MOTION: To approve 2017 Aurora Project LLC, 1000 E Mennonite Rd – Minor Subdivision (Lot Split) (2012038)**

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

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

Nays: None

**Carl Draucker, 720 E Garfield Rd - Minor Subdivision (Lot Split) (2012039)**

Carl Draucker, 18 Franklin Street, Exeter, N.H. linked into the meeting. He stated that he and his wife own a 43.906-acre parcel that includes a family farm house, a pole building and garage at 766 E Garfield Rd. He stated that he was seeking approval to create a 15.790-acre lot with 0.388-acre of right of way. He stated that he would be selling the new lot to Jan and Tina Bruecklmeier who intend to build a single-family residence on the property.

Ms. Grandillo asked for questions or comments from members. Mr. Maulis asked for confirmation that there would be just one home erected on the property. Mr. Draucker confirmed that. He further stated that he has included deed restrictions with the sale that do not allow drilling for oil and gas. He stated that he did not wish the land to be harmed.

Ms. Grandillo opened the floor for public comment. There was none.

**MOTION: To approve, Carl Dracker, 720 E Garfield Rd – Minor Subdivision (Lot Split) (2012039)**

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

**MISCELLANEOUS**

None

**ADJOURNMENT**

**MOTION: To adjourn the meeting at 6:47 p.m.**

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

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

Nays: None

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Kathi Grandillo-Chairman

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Marie Lawrie - Clerk