

**CITY OF AURORA
PLANNING COMMISSION
PUBLIC HEARING MINUTES
FEBRUARY 6, 2019**

The Aurora Planning Commission met in a specially scheduled public hearing on Wednesday, February 6, 2019, in the Council Chambers of Aurora City Hall. The hearing was called to order at 6:32 p.m. by the Planning Commission Chairman, Kathi Grandillo.

ROLL CALL:

Present: Laura Duguay
 Peter French
 Sarah Gilmore
 Kathi Grandillo
 Dixie Benschhoff, arrived late at 6:34 p.m.

Also Present: Denise Januska, Director, Planning, Zoning & Building Division
 Justin Czekaj, City Engineer
 Marie Lawrie, Commission Clerk
 John Kudley, Councilman
 George Horvat, Council President
 James Vaca, Councilman
 Harold Hatridge, Councilman
 Ken Lahmers, Aurora Advocate

AGENDA ITEM:

JW Congregation Support Inc, 554 & 610 S Chillicothe Road– Conditional Zoning Certificate – To allow a place of worship in an O-1 Zoning District (1901001)

Amos Nichols, 4230 Lafayette Plain City Road, London, Ohio 43140 was present for the discussion. Mark Stoner, 1593 Bobwhite Trail, Stow, Ohio 44224 was also on hand. They were seeking approval for a conditional zoning certificate. Mr. Nichols explained that they searched for a property for over one year that would work for the needs of the Kingdom Hall and meet the requirements of Aurora. Many of the friends of the kingdom hall work and live in Aurora and were present in the audience. Mr. Nichols explained that the group is focused on bible teaching. Meetings are held mid-week, and a weekend meeting. He indicated that the site plan demonstrated a moderate sized building. He explained that the goal is to be good neighbors and good citizens in the community. Mr. Nichols said that the group was willing to take the next step and seek approval for the architecture of the structure.

Mr. Stoner stated that the building would be constructed at 610 S. Chillicothe Road. Mr. Stoner further explained that churches are permitted conditionally in residential and mixed-use zoning districts. Mixed-use zoning would require a minimum of a 5-acre site and that was larger than the needs of the group. He was asking for approval of the conditional zoning certificate within the O-1 district explaining that they plan to improve the properties by removing the two unoccupied homes and erecting one new building. This site is suitable for their needs.

The chairman opened the floor for public comment.

Missy Maxwell, 36 Lexington Way, was on hand to give public comment. She stated that this application does not qualify under zoning codes. She further stated that it is not comparable to the permitted or conditional uses for this zoning district. She was concerned about adding more congestion to the traffic issues that she presently experiences. She asked that the application be denied.

John Kudley, 520 W. Pioneer Trail, stated that the site plan shows the building to be erected on one of the two lots and questioned why the building would not be centered on the two parcels.

Melissa Frost, 29 Lexington Way, was on hand to give public comment. She was concerned about the traffic impact of this development. She stated that traffic issues exist with the schools currently. They have sought a traffic signal and traffic studies at this location.

Delbert Dunbar, 43 Greenbriar Drive was present to comment. He stated that he was concerned about the traffic impact. He further stated that he is a member of the Hope Lutheran Church at 456 S. Chillicothe Road. He explained the difficulty members have exiting the driveway. He suggested that the group consider the church facility currently housing the United Methodist congregation at 241 N. Aurora Road. He explained that the site the applicants are requesting is prime land for development across from the Aurora Premium Outlets and good development should be considered there that gives Aurora some tax money. He asked the Planning Commission to look at this very seriously.

George Horvat, 127 Chelmsford Drive, was present to comment. His question concerned the traffic issues being raised by the community. He asked if a traffic study would be required. He asked how many cars the applicants expect during the week and on Sunday.

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

ADJOURNMENT:

Ms. Grandillo adjourned the public hearing at 6:45 p.m.

Kathi Grandillo-Chairman

Marie Lawrie, Clerk