

**CITY OF AURORA
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 17, 2018**

The Aurora Planning Commission met in a regularly scheduled meeting on Wednesday, October 17, 2018, in the Council Chambers of Aurora City Hall. The meeting was called to order at 6:31 p.m. by the Planning Commission Chairman Kathi Grandillo.

ROLL CALL:

Present: Laura Duguay
 Peter French
 Sarah Gilmore
 Kathi Grandillo

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

Dean DePiero 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 September 19, 2018 meeting, as submitted

Mr. French moved; Ms. Gilmore seconded, and the motion carried 4-0 on a roll call vote.

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

Nays: None

AGENDA ITEMS

Amendment Chapter 1153 – Use Regulations

Denise Januska explained that the applications submitted for Residential Conservation Developments have not been favorably received. The first stage of addressing this code section was to allow this type of development only in the lower density areas. Applications continue to be submitted without favorable support. The next step is to eliminate this use from the chapter. Parcels that have some environmental aspects that need to be protected could be addressed by variance requests. This would give more control over development than the current code allows. After much deliberation, removing this use from Chapter 1153 is being proposed.

Ms. Grandillo asked for member questions or comments. Ms. Duguay asked if there was anything in the Master Plan that addressed this issue. The answer was no. Ms. Duguay further stated that she read some information in a Chagrin River Watershed Partners document that suggested that cities should consider these types of developments. She questioned that statement.

Ms. Januska stated that the CRWP does have a model for these types of developments and looks at the water run-off benefits. This benefit is not enough motivation to keep this use in the chapter.

As far as the Master Plan consideration, Ms. Januska stated that the land the city has left to develop consists of larger lots in a rural setting versus the center of town where more clustering has been developed. Ms. Duguay stated that the CRWP may have intended to bring a more rural feel in a city setting with their recommendation and that may not apply to Aurora at this time.

Dean DePiero, Law Director spoke to these concerns. He stated that the city has had some successful RCD developments come in with favorable results. There is certainly a place for cluster-type development. However, at this point in time, there is enough of this type of development to meet the needs of the residents. Adding more clustered subdivisions may not be the best planning tool at this time. RCD is possibly more favorable in a community that is more built-out and has less developable property. Aurora has more wide open spaces and more clustering may not be necessary at this time. The developments currently completed serve the community well. Aurora takes pride in them and they have been successful. From a planning perspective, and in the interest of listening to the community, it may be time to move away from more of this development. This seems to be the direction that the community would like to move toward.

Mr. French was in favor of moving in this direction as a community. Some recent applicants seem to be looking for the maximum amount of houses they can build, rather than concentrating on the intent of the RCD, which is to preserve land. He asked how this would affect the current pending applications that have been received to date.

Mr. DePiero answered that pending applications would not be affected by this change. They would be considered under the chapter as it was when they submitted their application.

The application for 2017 Aurora Project/Shannandoah LLC, 1179 Bartlett Road – CZC Residential Conservation Development (1802009) was discussed. Ms. Januska stated that the application is pending and would be considered under the current use table. The question was posed by Mr. French as to what would happen if the project was sold to another developer. Mr. DePiero stated that he would advise the commission when and if that situation arises as to the appropriate way to consider the application.

Ms. Januska stated for the record that the pending application for Pulte Homes (Glenridge Chase), 1060 – 1120 S. Chillicothe Road – Final Plat of Phase 1 (sublots 1-32) (1706026) has already received a Conditional Zoning Certificate. Nothing new has been submitted to date for the commission to evaluate.

Mr. French questioned whether anything was being added to the chapter with this proposed change. The answer was that nothing was being added and that anyone has the right to apply for a variance.

Ms. Gilmore stated that her questions were the same as Mr. French and were adequately answered.

Ms. Grandillo asked for public comments.

Deb Conti, 234 S. Chillicothe Road was present to make public comment. She asked if during the process of council reading the legislation and adopting the change, a new application was received, would they still be considered under the current chapter.

Mr. DePiero stated that until the legislation is adopted by both Planning Commission and City Council hosts a public hearing and has the opportunity to adopt the change, any application would fall under the current chapter; however, he is recommending that the Planning Commission take a voice vote to recommend to council that a

moratorium be enacted. This would prevent the city from accepting any applications for any new RCD districts for 90 days. This would allow appropriate time for the public comment, and deliberation of city council. Moratoriums are generally permitted, so long as they are reasonable in scope and duration, to allow communities a reasonable time to consider important legislation.

Ms. Conti also stated that 1120 S Chillicothe Road is not being mowed and is in disrepair. She stated that the two homes in that area are not conducive. Mr. DePiero stated that the Planning Director will look into enforcement on this issue.

Hearing no further comments from the public or commission members, Ms. Grandillo closed public comment.

MOTION: To forward a positive recommendation on the city council to amend Chapter 1153 – Use Regulations

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

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

Nays: None

MOTION: To forward a recommendation to city council to enact a moratorium on the acceptance processing a review and issuance of any plans or permits relating to Reservation Conservation Districts pursuant to Aurora Chapter 1153 – Use Regulations

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

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

Nays: None

MISCELLANEOUS

None

ADJOURNMENT

MOTION: To adjourn the meeting at 6:52 p.m.

Mr. Gilmore moved; Mr. French seconded, and the motion carried 4-0 on a roll call vote.

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

Nays: None

Kathi Grandillo-Chairman

Marie Lawrie, Clerk