

Planning and Zoning Commission Minutes
Aurora City Hall
City Council Chambers
2 W. Pleasant
Aurora, Missouri
Tuesday, November 2, 2021 - 6:30 P.M.

1. CALL TO ORDER

6:30 PM

2. ROLL CALL

Chairwoman Regina Payne
Vice Chairwoman Linda Barton
Mayor Jason Lewis
Commission Member Rick Boyer
Commission Member Don McWade
Commission Member Tamera Abell
Commission Member David Cox

All Present except Linda Barton.
Quorum Satisfied.

3. APPROVAL OF MINUTES

3.1 Approval of Minutes From Meeting Held May 18, 2021

Commissioner Mayor Lewis made a motion to approve the minutes from the meeting held May 18, 2021. Motion seconded by Commission Member Boyer. Motion passed with the following members voting aye.

AYES: Payne, Lewis, Boyer, Abell, Cox

NAYS: None

4. NEW BUSINESS

4.1 South Point Ridge Annexation and Zoning Request

Director Howlett addresses the Commission regarding the application submitted for the meeting this evening. Formal application was made by TJCC Properties LLC. Greg Jenkins, owner, is present at the meeting tonight. Carrie informs the Commission the location of the property in question, showing it is the NE Corner of Hudson and Prospect. She explains it is 2 parcels totaling approximately 10 acres. Director Howlett further explains that this is a voluntary annexation, meaning the property can be developed by the owner without our approval. With currently being outside the City limits, the owner can do whatever he wants with the property. However, he is willing to follow the City Codes and rules to be annexed. Carrie explains to the Commission that the developer is planning on a handful of quadplexes and the remaining homes will be single family, single-story homes at a minimum of 1500 square feet. She further adds the develop has intent to donate a small parcel to the City for green space. Ms. Howlett informs the Commission that the City has already held pre-development meetings with all City Staff and Utility Companies. All parties involved have had positive feedback. She further explains that the City Council agreed to extend the sewer infrastructure to this property. She tells the Commission that she has received one call to her office regarding the 185' letters mailed out by her office.

The person calling was concerned about low-income housing. Director Howlett points out that this development in no way having an intent on low-income housing. She explains that City Manager Jon Holmes provided estimated tax income the City could receive if all houses proposed were constructed. Director Howlett states that if annexed into the City, this property with a zoning request of R-3 would be in line with the City Code and State Statutes for zoning requirements. There are contingent properties with similar zoning, as the property to the north is currently zoned R-3. This property is the Aurora Nursing Home. Carrie advises to the Commission that City Staff recommends approval.

Greg Jenkins, an owner of TJCC Properties LLC, is present. He approaches the podium to answer any questions the Commission may have. Mr. Jenkins presents photographs to the Commission to show model homes of the proposed structures. Mr. Jenkins expresses that the structures will be brick and rock on the front and sides and a high-quality siding on the rear. Mr. Jenkins is trying to make Aurora grow again. He informs the Commission that he is a previous Aurora resident. He iterates that he wants to continue his emphasis on maintaining quality homes. He continues to explain the lots will be of substantial size, 157' deep and 123' wide.

Commissioner Mayor Lewis inquires about the storm water plan. Mr. Jenkins replies that there is a 2% grade on the property and there will be no large water run-off created. Mr. Jenkins further adds that the engineer will begin working on that once approved, but they had not gotten that far into the plans yet. This is our first step.

City Manager Jon Holmes addressed the Commission to remind them that Mr. Jenkins can proceed either way. He explains that once the annex is approved, the developer will be working with Carrie and the engineers, both of the City and the developer. Storm water will automatically be addressed when that step in the development approaches. Mr. Holmes explains that Mr. Jenkins is currently under no rules with the county. The City extended the agreement to him for sewer service which is the reason of our meeting tonight.

Commission Member Boyer motioned to open the public hearing time noted 6:45 pm. Commission Member McWade seconded the motion. Motion passed with all members voting aye.

Public Comment is taken at this time.

Virginia Swaim is present and is a property owner at 732 Southern Heights Drive in Aurora. She was the recipient of one of our public hearing letters. She approached the podium to express her concern over the quadruplexes facing her property. She expresses concern over the possibility of them becoming low income. She also voices concern over flooding. She informs the Commission that Hudson is under water during heavy rain. Chairwoman Payne reminds Ms. Swaim that the engineers will be working with Director Howlett to determine all those concerns.

Julie McGhee, resident and owner of 1903 S Hudson Avenue in Aurora, is present and voices concern as well. She is concerned that all the projects all over the City of Aurora is taking the Citizens money and this is one more of those projects.

Commissioner McWade informs Ms. McGhee that the developers are the ones spending money on the developments. The developments are not costing the citizens money. The property owners pay for their own property improvements. Ms. McGhee agrees that she wants Aurora to grow but she does not want the City to get involved with a developer who

may not follow through. Commissioner Boyer reminds Ms. McGhee that the developer will have to follow all City Codes and rules. They cannot do whatever they want once they are annexed. Again, Ms. McGhee expresses concern over low-income housing. Commissioner Boyer reiterates that the intent of these homes is not low income, but rather quality equal to homes that are in the surrounding area. Commissioner Abell states that if the developer does not comply with the City, the developer will not get the City's permission. She expresses that it is much safer to have them in the city limits than to keep them at their current status without any regulations to follow.

Director Howlett explains the submittal process to the Commission and the audience. After annexing, Mr. Jenkins must submit site plans. Director Howlett will review the plans and after her approval, they are sent to the City engineers for review. Once they approve, the preliminary site plan will be presented to the Planning and Zoning Commission, followed by the City Council, all which must approve. The approval of the site plan includes both utilities and storm water.

After this preliminary phase, the Construction drawings are started. The Construction drawings are presented to Director Howlett for approval, followed by the City engineers. Once the engineers approve, the Construction phase is presented to the Planning and Zoning Commission again, followed by the City Council. She informs the Commission that once all of this is complete, permits are issued by her office. She further adds that all the new homes will meet the 2018 International Building Code and the City Code.

Councilman Theresa Pettit speaks at the podium. She is looking at this project as a win-win. She expresses excitement over a former Aurorian coming back and investing himself to make our town better.

Commission Member Boyer motioned to close the public hearing at 7:05 pm. Commissioner McWade seconded the motion. Motion passed with all the members voting aye.

Finding of Fact was addressed among the Commission. The following was determined: The annexation/zoning would serve the convenience and general welfare of the public. The annexation/zoning does not make an adverse impact on the neighborhood. The annexation/zoning would not adversely affect surrounding property and property values. Yes, the annexation/zoning does serve the neighborhood to some degree. The annexation/zoning does protect the neighborhood interest. The annexation/zoning does not alter the character or nature of the development of the neighborhood. The annexation/zoning would be in basic harmony with the various elements and objective of the Master Plan. Lastly, it does comply with the requirements established for that particular request.

Commission Member Boyer made a motion to recommend to the City Council to approve the annexation request. Motion seconded by Commissioner Mayor Lewis. Motion passed to recommend approval of annexation and zoning request to City Council.

AYES: Payne, Abell, Lewis, Cox, Boyer, McWade

NAYS: None

Commission Member Boyer made a motion to recommend to the City Council to set and approve zoning to R-3. Motion seconded by Commissioner McWade. Motion passed to recommend zoning of R-3 to the City Council.

AYES: Payne, Abell, Lewis, Cox, Boyer, McWade

NAYS: None

4.2 Comprehensive Plan Update – Discussion

Director Howlett gave a brief update to the Commission on the Comprehensive Plan Review. The survey results have been received and we will address the results on the next meeting. She informs that that the feedback and comments they have received have been positive. Ms. Howlett informs the Commission that after the first of the year they will receive new comprehensive plan updates. Documentation is to come.

5. PUBLIC COMMENT/DISCUSSION

No further public comment or discussion

6. ADJOURNMENT

Motion to adjourn made by Commission Member Boyer. Motion seconded by Commission Member McWade. Motion passed with all members voting aye. Time noted 7:12 pm.

Regina Payne, Chairwoman

ATTEST:

Crystal Abbott, Administrative Assistant

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