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## Staff Report

**To:** Planning & Zoning Commission  
**From:** Carrie Howlett, Community Development Director  
**Date:** April 26, 2023  
**Re:** Land Use Approval, Doty Real Estate LLC, Parcel ID 19100100000023000

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Current Zoning: M-2 General Industrial District

Requested Land Use: Solid Waste Transfer Station

The City of Aurora Municipal Code of Ordinances Section 400.240 "General Industrial District" is intended to provide for heavy industrial use not otherwise provided for in the districts established by said Code Chapter.

**Additionally, the City of Aurora Municipal Code of Ordinances Section 400.240 D. "Uses Permitted On Review" outlines that certain uses may be reviewed and approved by the Planning & Zoning Commission, subject to such additional conditions and safeguards as it may deem appropriate. Of those uses, item number 4 lists public or private refuse dumps and landfills as an allowable use.**

Missouri State Statute outlines Solid Waste Management in the Code of State Regulations, Division 80 "Solid Waste Management Rules". (10 CSR 80). Division 80 outlines the provisions for placement, construction and operation of solid waste disposal facilities. 10 CSR 80-2.015 describes the steps required to characterize the geologic and hydrologic conditions at a proposed solid waste disposal area prior to submittal of a construction permit application in compliance with 260.205 RSMo.

10 CSR 80-2.015 (1) states that no applicant may apply for, or obtain, a permit to construct a solid waste disposal area unless the person has obtained geologic and hydrologic site approval from the department. Geologic and hydrologic approval indicates that the site has been found to be suitable for development of a solid waste disposal area, providing the required plans and engineering reports detailing the construction and operation of the site are prepared by the developer and/or his representatives and approved by the Department of Natural Resources. **The developer and their engineer have received preliminary site approval from the Department of Natural Resources and continue to work with the department on next steps and permitting processes.**

Several meetings have been held between the developer and City staff addressing all aspects of the proposed land use, site planning, facility design and operation.

**The land use request is in line with City Code as well as Missouri State Statute.**

**Staff Recommendation: Approval**

### **Additional Information for Consideration:**

#### **Definitions:**

**Waste Transfer Stations** are a temporary holding place where solid waste is unloaded from collection vehicles and briefly held while it is reloaded onto larger long-distance transport vehicles for shipment to landfills or other treatment or disposal facilities.



**Landfills** are the final destination for trash that cannot be recycled or made into energy.



#### **Facts specific to this land use request:**

- No hazardous waste will be accepted at this facility
- Maximum capacity will be 350 tons/day
- DNR regulations require trash to leave the facility within 24 hours of arrival
- Floor within facility will be concrete and DNR regulations will require floor washing daily
- DNR will dictate hours of operation. Currently estimated to be 6:00 a.m. to 6:00 p.m.
- The facility must be confined with doors that close when not in operation
- DNR has reviewed the impact of air pollution from the proposed facility and have indicated an air pollution permit will not be required as the expected levels do not meet the minimum threshold for permitting
- Volumes of waste and timeframes present at the facility will minimize odor
- Buffering techniques such as natural trees and industrial fencing will be in place to minimize facility view
- Debris by wind and other natural elements will be monitored daily

- All semi-trucks transferring waste out of the facility will be expected to travel High Street to State Hwy 39 minimizing traffic on City streets
- A community drop-off area will be available to all citizens for drop-off of waste not handled in their standard residential trash service. This community drop-off area will be away from the truck entrance and traffic entering the scale area
- Recycling will be available for citizen drop-off. Recyclable items will include plastic, aluminum cans, cardboard, etc.

**Benefits to Community:**

- Community Drop-off area
- Recycling
- Developer plans to host clean-up/drop-off events
- Natural disaster debris drop-off could be provided to citizens in the event of a damaging weather experience
- Affordable rates for residential trash service as travel to a transfer station will be lesser
- Tax revenue to the City/Community
- Creates jobs
- Central housing for all of Doty Services