

Planning and Zoning Commission Minutes

Aurora City Hall

City Council Chambers

2 W Pleasant Street

Aurora, Missouri

Tuesday, December 2, 2025 - 6 PM

12/2/2025 - Minutes

1. CALL TO ORDER

6 PM

2. ROLL CALL

Chairman Vacancy

Vice Chairwoman Regina Payne - Present

Commission Member Vacancy

Commission Member Justin Cox - Present

Commission Member David Cox - Present

Councilwoman Theresa Pettit - Present

Commission Member William Gold - Present

3. APPROVAL OF MINUTES

3.I. Approval Of Minutes From Meeting Held October 7, 2025

Councilwoman Pettit made a motion to approve the minutes from the meeting held October 7, 2025. Motion seconded by Commission Member J. Cox. Motion passed with all members voting aye.

4. NEW BUSINESS

4.I. Public Hearing - Property Line Adjustment

Director Gates addressed the Commission regarding the property line adjustment request. Applicant, Terry DeLand, is not present at the meeting. Mr. DeLand had a survey done with neighbor, Abel Lopez and the signed document is present at the meeting. Both neighbors agree to property line adjustment in order to place a fence between their properties. After the property line adjustment, the survey reflects that both lots meet the frontage and lot size requirements per City code. The request is consistent with zoning regulation of the City of Aurora.

Commission Member J Cox made a motion to open the public hearing at 6:04 PM. Motion seconded by Councilwoman Pettit. Motion passed with all members voting aye.

No public present for comment.

Councilwoman Pettit made a motion to close the public hearing at 6:04 PM. Motion seconded by Commission Member J Cox. Motion passed with all members voting aye.

Councilwoman Pettit made a motion to approve the property line adjustment request as presented. Commission Member J Cox seconded the motion. Motion passed with all members voting the following:

PAYNE - AYE

J COX - AYE

D COX - AYE

PETTIT - AYE

GOLD - AYE

4.II. Public Hearing - Zoning Request

Director Gates addressed the commission regarding the rezone request. Applicant, Brad Blankenship, is present at the meeting. Request is to rezone the topic property from M-2 to R-1. R-1 zoning will line up with the applicant/property owner's adjacent property at 321 E Locust, which is currently zoned R-1. Mr. Blankenship's primary property is separated from the topic property by only a small lane as there is no alley or street in between. All properties to the south are residential properties and are zoned R-1. The request is in line with the City's Future Land Use Map. Staff recommends approval.

Councilwoman Pettit made a motion to open the public hearing at 6:07 PM. Motion seconded by Vice Chairwoman Payne. Motion passed with all members voting aye.

Mr. Blankenship spoke to the Commission and informed that his primary reason for requesting the rezone request was because of his bank. Mr. Blankenship is trying to get a fixed mortgage loan, but the bank will not comply because of the current zoning of Manufacturing.

Councilwoman Pettit made a motion to close the public hearing at 6:08 PM. Motion seconded by Commission Member J Cox. Motion passed with all members voting aye.

Councilwoman Pettit made a motion to approve the rezone request. Motion was seconded by Commission Member J Cox. Motion passed with all members voting the following:

PAYNE - AYE

J COX - AYE

D COX - AYE

PETTIT - AYE

GOLD - AYE

5. PUBLIC COMMENT/DISCUSSION

None

6. ADJOURNMENT

Councilwoman Pettit made a motion to adjourn at 6:09 PM. Motion seconded by Vice Chairwoman Payne. Motion passed with all members voting aye.

APPROVED:

Regina Payne, Vice Chairwoman

ATTEST:

Crystal Gregory, Administrative Assistant

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