

Planning and Zoning Commission Minutes

Aurora City Hall

City Council Chambers

2 W Pleasant Street

Aurora Missouri

Tuesday, January 6, 2026 - 6 PM

1/6/2026 - 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 - Absent

Councilwoman Theresa Pettit - Present

Commission Member William Gold - Present

3. APPROVAL OF MINUTES

3.I. Approval Of Minutes From Meeting Held December 2, 2025

Councilwoman Pettit made a motion to approve the minutes from the meeting held December 2, 2025. Motion seconded by Commission Member J. Cox. Motion passed with all members voting aye.

4. NEW BUSINESS

4.I. Public Hearing - Zoning Request 931 S Elliott

Manager Howlett address the Commission regarding the zoning request. Applicant wishes to rezone 931 S Elliott Avenue, along with 4 other neighboring properties from C-1 (Retail Services) to C-2 (General Business).

Applicant, Larry Tomlin, is present at the meeting.

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Councilwoman Pettit made a motion to open the public hearing at 6:05 PM. Motion seconded by Commission Member J. Cox. Motion passed with all members voting aye.

Mr. Tomlin has owned the property for 9 years and is hoping to rezone to open possibilities for potential buyers and to expedite selling the property. At this time, he does not have any active interested buyers and no contracts are pending.

Councilwoman Pettit has concerns over some of the possible uses listed under C-2 that could be allowed on this property in the future. Manager Howlett advised the Commission that if they were to approve the rezone request, the Commission can place restrictions on certain business types at this location if they are not specifically listed under the C-2 City Code zoning. Discussion was made regarding code revision. The Commission would like City Staff to review all Commercial and Manufacturing Codes and recommend revisions to be brought back to the Planning and Zoning Commission, which would then be taken to Council following the Commission for Council's final approval.

Vice Chairwoman Payne made a motion to close the public hearing at 6:24 PM. Motion seconded by Commission Member J. Cox. Motion passed with all members voting aye.

Finding of Fact is addressed with the Commission. The rezone request does serve the convenience and general welfare of the public. However, it could possibly make an adverse impact on the neighborhood and it could possibly adversely affect surrounding property and property values, depending on the type of business that could be placed at the location. The rezone could possibly serve the neighborhood in some degree, but it would not protect the neighborhood interest. The rezone would alter the character or nature of the development of the neighborhood, but would be in basic harmony with the various elements and objectives of the Master Plan.

Commission Member J. Cox made a motion to approve the rezone request from C-1 to C-2. Motion seconded by Commission Member Gold. Motion failed with all members voting the following:

AYES: J. Cox, Gold

NAYS: Pettit, Payne

ABSENT: D. Cox

Councilwoman Pettit made a motion to table all remaining agenda items. Commission Member J. Cox seconded the motion. Motion passed with all members voting aye.

Councilwoman Pettit made a motion for City Staff to review and edit all Commercial and Manufacturing codes to bring back to the Commission for review and voting. Motion seconded by Commission J. Cox. Motion passed with all members voting aye.

Vice Chairwoman made a motion to rescind the previous motion and vote regarding the rezone request for 931 S Elliott Avenue. Motion to rescind seconded by Commission Member J. Cox. Motion passed with all members voting aye.

All agenda items are tabled and City Staff with bring revision of Commercial and Manufacturing Zone Codes to the Planning and Zoning Commission. Following, the Code revisions will go to Council. Furthermore, the Council will request to bring back the tabled items from Mr. Tomlin's requests to the Planning and Zoning Commission following all code revisions and adoption.

4.II. Public Hearing - Zoning Request 137 E Pearl

All agenda items are tabled and City Staff with bring revision of Commercial and Manufacturing Zone Codes to the Planning and Zoning Commission. Following, the Code revisions will go to Council. Furthermore, the Council will request to bring back the tabled items from Mr. Tomlin's requests to the Planning and Zoning Commission following all code revisions and adoption.

4.III. Public Hearing - Zoning Request 129 E Pearl

All agenda items are tabled and City Staff with bring revision of Commercial and Manufacturing Zone Codes to the Planning and Zoning Commission. Following, the Code revisions will go to Council. Furthermore, the

Council will request to bring back the tabled items from Mr. Tomlin's requests to the Planning and Zoning Commission following all code revisions and adoption.

4.IV. Public Hearing - Zoning Request 124 E Springfield

All agenda items are tabled and City Staff will bring revision of Commercial and Manufacturing Zone Codes to the Planning and Zoning Commission. Following, the Code revisions will go to Council. Furthermore, the Council will request to bring back the tabled items from Mr. Tomlin's requests to the Planning and Zoning Commission following all code revisions and adoption.

4.V. Public Hearing - Zoning Request 142 E Springfield

All agenda items are tabled and City Staff will bring revision of Commercial and Manufacturing Zone Codes to the Planning and Zoning Commission. Following, the Code revisions will go to Council. Furthermore, the Council will request to bring back the tabled items from Mr. Tomlin's requests to the Planning and Zoning Commission following all code revisions and adoption.

5. PUBLIC COMMENT/DISCUSSION

No public comment

6. ADJOURNMENT

Councilwoman Pettit made a motion to adjourn; time noted 6:59 PM. Motion seconded by Vice Chairwoman Payne. Motion passed with all members voting aye.

APPROVED:

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Regina Payne, Vice Chairwoman

ATTEST:

Crystal Gregory, Administrative Assistant