

Minutes
Aurora Planning Commission Meeting
Tuesday, March 5, 2024 at 7 P.M.
City Council Chambers, Aurora City Hall
21420 Main Street NE, Aurora, OR 97002

STAFF PRESENT: Curt Fisher, City Planner; Stuart A. Rodgers, City Recorder

STAFF ABSENT: NA

VISITORS PRESENT: Martin Young, Aurora; Matt (Zoom), Greg Boen (PECI; Zoom)

1. CALL TO ORDER OF THE AURORA PLANNING COMMISSION MEETING

Chair Joseph Schaefer called the meeting to order at 7pm.

2. ROLL CALL

Chairman Joseph Schaefer-Present

Vice Chair Craig McNamara-Present

Commissioner Bud Fawcett-Present

Commissioner Jim Stewart-Present

Commissioner Jonathan Gibson-Present

Commissioner Tyler Meskers-Present

Commissioner Bill Graupp-Present

3. CONSENT AGENDA

a) Planning Commission Minutes – February 6, 2024

Commissioner Jim Stewart moved to accept the Consent Agenda, Commissioner Jonathan Gibson seconded, and the motion carried.

4. VISITORS-NA

5. CORRESPONDENCE-NA

6. NEW BUSINESS-NA

7. HEARING

Type II Home Occupation (HO 24-01)

Chair Joseph Schaefer provided instructions for the public hearing, and City Planner Curt Fisher gave a Staff Report. Following conversation among Planning Commissioners and with the City Planner, the applicant spoke and noted his interest in formally pursuing a city business license toward securing a dealer's license to buy-sell more than ten cars in a year. There was concern expressed for the precedent set by allowing one auto dealer in a residential zone as well as the challenge of enforcing conditions of approval. The applicant stated his position in favor of the auto home occupation business. Commissioner McNamara mentioned the applicant has run this business for the last five years, has not upset his neighbors and spoke with them beforehand to ensure this business could work, and is following the rules. Limiting the business to one car and client per week would set a limited

precedent in the future. Additionally, McNamara noted, if the business concept did not work out in a worst-case scenario, the Planner Commission could revisit this decision.

Commissioner Graupp motioned to approve the Home Occupation (HO 24-01) permit for an auto resale business as determined by the Planning Commission, stating how the application satisfies all the required criteria with the revision to criteria #3 with one customer at a time and adding new condition #8 that the inventory shall be limited to one vehicle at any time, and all other conditions as needed. That motion was seconded by Commissioner Stewart and carried. None opposed, and Commissioner Bud Fawcett abstaining.

Chair Schaefer closed the public hearing at 7:37pm.

8. OLD BUSINESS

a) Airport Land Use Update

The Court of Appeals will issue its decision tomorrow morning on the 2012 master plan Administrative Procedures Act (APA) case. If the city wins, in a couple of months the Court of Appeals will send the case back to the Circuit Court for consideration of the case on the merits.

The next airport master plan public advisory committee meeting will be held on Tuesday, March 12, 5pm, only on Zoom. Registration for the meeting is through the Oregon Department of Aviation (ODAV) website. The agenda for that meeting is a review of the first three chapters of the new master plan.

a) Economic Opportunities Analysis

Chair Schaefer asked the City Recorder to prepare Zoom details for the upcoming Economic Opportunities Analysis Technical Advisory Committee (TAC) meeting on Monday, March 18, 3pm. Schaefer will send this and an agenda from the consultant out to participants.

Chair Schaefer noted that the boat storage application was withdrawn and was not on the agenda for this evening's meeting for that reason. The Buildable Lands Inventory (BLI) has been revised to indicate that property is vacant.


a) ADJOURN

Chair Schaefer adjourned the Planning Commission meeting at 7:58pm.



Joseph Schaefer, Chair

ATTEST:



Stuart A. Rodgers, City Recorder