

AURORA PLANNING & ZONING COMMISSION
Thursday, April 4, 2019
Aurora Little Hall

Reference:

Zoning: Permits submitted and signed by Josh Spilde regarding a change in zoning classification. The request, if granted, would permit the changing of Zoning Classification from Ag to Residential (R1) for, Lots 8-12 in Block 1, Lots 1-7 Block 1, Lots 1-7 in Block 2, Lots 1-6 in Block 4 and Ag to Residential (R2) for Lots 8-11 in Block 2, Lots 1-6 in Block 3 and Ag to Commercial for Lot 12 in Block 2, Lot 7 in Block 3, of Spilde 3rd Addition, An addition to the City of Aurora, County of Brookings, State of South Dakota.

PLATS:

1. PLAT OF SPILDE 3RD ADDITION; LOTS 1,2,3,4,5,6 AND 7 IN BLOCK 2; LOT 1 IN BLOCK 5; AND ROAD R.O.W'S; ALL OF SPILDE 3RD ADDITION, AN ADDITION TO THE CITY OF AURORA, BROOKINGS COUNTY, SOUTH DAKOTA.
2. PLAT OF LOTS 8,9,10,11 AND 12 IN BLOCK 2 OF SPILDE 3RD ADDITION, AN ADDITION TO THE CITY OF AURORA, BROOKINGS COUNTY, SOUTH DAKOTA
3. PLAT OF LOTS 1,2,3,4,5,6 AND 7 IN BLOCK 1 OF SPILDE 3RD ADDITION, AN ADDITION TO THE CITY OF AURORA, BROOKINGS COUNTY, SOUTH DAKOTA
4. PLAT OF LOTS 1,2,3,4,5,6 AND 7 IN BLOCK 3 OF SPILDE 3RD ADDITION, AN ADDITION TO THE CITY OF AURORA, BROOKINGS COUNTY, SOUTH DAKOTA
5. PLAT OF LOTS 8,9,10,11 AND 12 IN BLOCK 1 OF SPILDE 3RD ADDITION, AN ADDITION TO THE CITY OF AURORA, BROOKINGS COUNTY, SOUTH DAKOTA
6. PLAT OF LOTS 1,2,3,4,5 AND 6 IN BLOCK 4 OF SPILDE 3RD ADDITION, AN ADDITION TO THE CITY OF AURORA, BROOKINGS COUNTY, SOUTH DAKOTA

Attendance: Erv Colbeck, Zach Gutzmer, Kevin Howard, Jennifer Kuck, Nancy Price, David Schuttloffel, Chuck Tiltrum and Patrick Peterson.

The meeting was called to order at 7:00 pm by Chairman Tiltrum. There was discussion of the Plats hereafter referred to as plats 1-6 as numbered above. There was questions about Lot 1, Block 5, noted as "park", as titled in Plat description #1. Banners had no explanation of this discrepancy between the Preliminary & Final Plats. There was also discussion about the size of corner lots. Drainage issues also received much discussion. It is recommended that developers address basements and other drainage/water problems with covenants and/or other regulations in future growth areas. These issues and concerns have been very apparent the past few weeks with the rain, snow melt, high water table and associated run-off problems.

Motion by Schuttloffel to act on all plats at once, not each plat separately. Second to motion by Colbeck. Motion passed unanimously.

Motion by Price to approve all plats with the stipulation that the lot noted as "Park" on the plat be changed to LOT 7, BLOCK 4, as shown on the Preliminary Plat. This is deemed necessary to minimize confusion, etc. Motion died for lack of second.

Motion by Kuck to recommend denying approval of all plats until the City has covenants from Spilde which can be reviewed by representatives of the Planning & Zoning board and City Council. Special consideration should be made concerning depths of construction for basements and other drainage concerns. The motion also involved the need to have the "Park" platted as LOT 7, BLOCK 4, as described above. Second to Motion by Gutzmer. Motion passed unanimously.

Motion by Schuttloffel to approve all zoning as requested by owner. Second to Motion by Colbeck. There was discussion of the change in zoning requested on Lots 1 & 2, Block 3. On the Preliminary Plat these lots were shown as proposed R1, but the request is for R2. Motion failed. The vote was Aye - 2 and Nay - 4.

Motion by Price to approve the zoning requests for R1 as documented. Second to Motion by Schuttloffel. Motion passed unanimously.

Motion by Schuttloffel to approve Commercial zoning as requested on Lot 12, Block 2 and on Lot 7, Block 3. Second to Motion by Colbeck. Motion passed unanimously.

R2 zoning was not approved because of the "change" on Lots 1 & 2, Block 3 and it is recommended that these 2 lots be zoned R1, as shown on Preliminary Plat (color coded).

There was a brief introduction to the proposed agenda items for the next meeting scheduled for April 23, 2019.

Motion by Price to adjourn. Second to Motion by Schuttloffel. Motion passed unanimously and meeting adjourned at 8:25 pm.

Respectfully Submitted

Charles A. Tiltrum, Chairman
Aurora Planning & Zoning Commission