

AURORA PLANNING & ZONING COMMISSION

Monday, March 18, 2024

At Lemke's

Attendance: Dianne Hawks, Zach Gutzmer, Jennifer Kuck and Charles Tiltrum

Meeting was called to order at 7:00pm by Tiltrum.

Reference: This meeting was hereby planned to review and consider for approval of Preliminary Plat of SPILDE THIRD ADDITION, AN ADDITION TO THE CITY OF AURORA, BROOKINGS COUNTY, SD.

After reviewing and discussing many concerns for this proposed addition, the following questions remained:

1. Why is the sewer lift station discharge proposed to pump to Audra Drive? Wouldn't it be closed to install the force main directly to the city lagoons to the west and eliminate another pump station?
2. Is this area annexed? The answer is "yes" or the P&Z Board would not be considering this Preliminary Plat.
3. How is the backyard drainage proposed to work? What happens to the flow when the discharge reaches Jordan Drive? Who does maintenance on this plan? What about ice and snow build up in late winter, early spring thawing periods?
4. Do the red arrows on the map show the proposed surface water direction for flow? What about the flow and direction of flow to the southwest? How will this affect a number of lots in the southwest corner? Where does the water go?
5. How close is this area to the creek to the west? Hasn't this area been under water in previous flood events? Is it in the flood plain?
6. What is the proposed depth or elevation of the lowest floor on structures in this area? Who sets that elevation prior to construction? Who checks that elevation after construction? What enforcement procedures are in place to prevent or minimize problems with the elevation of the lowest floor? Would it be practical to not allow construction below dirt grade, only allow slab on grade, etc.

On a project of this size, with so many questionable and controversial plans, it would be helpful to have the engineer or owner/developer available to answer questions such as those outlined above. There is a need for more communication and correspondence on such issues. The City should propose a plan to address concerns such as this. The Planning & Zoning Commission should not be used to simply "rubber stamp" all proposals that we see assuming all questions and concerns have been addressed.

Jennifer Kuck made a motion to table action on this proposal until some of these questions are answered. Zach Gutzmer second the motion. All voted "aye".

Meeting declared adjourned at 7:55 pm.

Respectfully Submitted,

Charles A. Tiltrum, Chairman

