

**AURORA PLANNING AND ZONING COMMISSION
AGENDA**

**REGULAR SESSION
AURORA CITY HALL, COUNCIL CHAMBERS
Tuesday, June 16, 2015 at 7:00 PM**

I. Call to order: Chairperson Payne called the meeting to order at 7:00 p.m.

II. Roll Call:

Chairperson:	Regina Payne (2019)
Vice Chairperson:	Rita Engeldinger (2017)
Commission Member:	Heidi Ryan (2017)
Commission Member:	Rick Boyer (2016)
Commission Member:	Leslie Horner (2017)
Commission Member:	Doris Colwell (2016)
Commission Member:	Eddie Breeding (2018)

Secretary: Kathie Needham

All commissioners were present along with City Manager Randall, Building Inspector White, Hospital Administrator Doug Stroemel, Judy Dingman, and Gary Woods.

III. Approval of Minutes

Approval of minutes from meeting held on May 27, 2015 at 7:00 p.m.

Commissioner Ryan moved to approve the minutes from the meeting held on May 27, 2015. Commissioner Colwell seconded the motion. Motion passed with the following commissioners voting aye:

AYES: Payne, Engeldinger, Breeding, Boyer, Colwell, Horner, Ryan

NAYES: 0

IV. New Business

A. Appointment of a Chairman (term expiring May 31, 2016)

Motion was made by Vice Chairman Engeldinger to nominate Commissioner Payne as Chairman. Motion died from lack of a second.

Commissioner Colwell nominated Commissioner Ryan as Chairman. Commissioner Horner seconded the motion. Motion passed with the following commissioners voting aye:

AYES: Breeding, Boyer, Colwell, Horner, Ryan

NAYES: Payne, Engeldinger

B. Appointment of Vice Chairman (term expiring May 31, 2016)

Commissioner Payne nominated Commissioner Engeldinger as Vice Chairman. Commissioner Breeding seconded the motion. Motion passed with the following commissioners voting aye:

Payne, Engeldinger, Breeding, Boyer, Colwell, Horner, Ryan
NAYES: 0

- C. Public Hearing – consider a request from Mercy Health Springfield Communities, f/k/a St. Johns Healthsystems, Inc. for annexation of their property located at southwest corner of Highway 60 and Lawrence County Road 1210 (township 26, range 25, section 17) into the city limits, and (2) zoning of the property to the A-1 Agricultural zoning district classification.

Chairman Ryan moved to move into the public hearing. Time noted 7:05 p.m.
Commissioner Horner seconded the motion. Motion passed by a roll call vote with the following commissioners voting aye:

AYES: Payne, Engeldinger, Breeding, Boyer, Colwell, Horner, Ryan
NAYES: 0

City Manager Randall started the discussion with this plan has been in development for many years for the hospital to relocate its facility to its new locations. The city has already implemented the 1.4 million dollar sewer interceptor project which will eventually run South of Hwy 60 in its later phases. In a previous meeting it was discussed that a good faith effort on the hospitals part would be the annex their property into the city limits proving to the city that their intent was real to build a new facility sometime in the future. This request for annexation was taken all the way up the chain from management on Mercy's side through attorneys representing both parties. Mercy presented its petition for annexation to the planning and zoning board and that is what you will hear this evening. The decision you make here tonight will be one of the most important decisions you will make during your tenure on this board. The hospital is extremely important to this community and is one of the biggest economic foundations this community has.

Doug Stroemel addressed the board explaining the expanded services the hospital is planning. They are looking to expand operations by offering services through Nurse Practitioners, and Pa's. They will be adding a department that will offer chemotherapy options as well as long term care. The hospital presently serves 13,500 patients per year.

Doug explained that with the reduction in payments from Medicare, due to the Affordable Health Care Act, the hospital has had to reconsider timing for the new project. There has been no date set in the future for the new construction. The hospital is looking at ways to increase efficiency and ways to add value with expanded services.

Plans at this time do not include access to the hospital property from Hwy.60. MoDOT has approved an entry way however, due to the cost involved they will access their property through the farm road.

The board questioned why this property was going to be brought into the city limits as A-1. City Manager Randall explained that it was an appropriate use for a hospital until they expanded their services and that would be again reviewed at that time.

Larry Stanley, a local resident, questioned whether his property that would touch the hospital's property would be annexed? City Manager Randall stated no it would not, only the hospital property.

Commissioner Horner moved to close the public hearing and to come back into open session. Time noted 7:35 p.m. Commissioner Colwell seconded the motion. Motion passed by a roll call vote with the following commissioners voting aye:

AYES: Payne, Engeldinger, Breeding, Boyer, Colwell, Horner, Ryan

NAYES: 0

- D. Make a recommendation to city council to approve request for annexation from Mercy Health Springfield Communities, f/k/a St. John's Healthsystems, Inc.

Commissioner Boyer moved to recommend approval of the annexation request from Mercy Hospital to city council. Commissioner Colwell seconded the motion. Motion passed with the following commissioners voting aye:

AYES: Payne, Engeldinger, Breeding, Boyer, Colwell, Horner, Ryan

NAYES: 0

- E. Consider changing meeting time to 6:30 p.m.

Commissioner Horner moved to hold future planning and zoning meetings at 6:30 p.m. Commissioner Breeding seconded the motion. Motion passed with the following commissioners voting aye:

AYES: Payne, Engeldinger, Breeding, Boyer, Horner, Ryan

NAYES: Colwell

V. Public Comment/Discussion

None

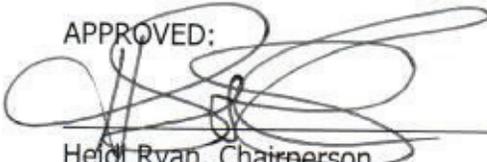
VI. Department Report

Commissioner Horner asked if the council had considered holding a joint session with them. Chairman Ryan requested that meeting to be held sometime in August. City Manager Randall will talk with council about setting a date for that meeting.

VII. Adjournment

Commissioner Boyer moved to adjourn the meeting at 7:40 p.m. Commissioner Payne seconded the motion. Motion passed with all commissioners voting aye.

APPROVED:



Heidi Ryan, Chairperson

ATTEST:



Kathie Needham, City Clerk, MMC/MPCC