



**MINUTES OF THE PUBLIC HEARING ON
MONDAY, JANUARY 4, 2021
BY VIDEO CONFERENCING ON ZOOM**

Mayor Mike Clement called the Public Hearing of the Board of Aldermen to order at 7:00 p.m.

Roll call showed those present were Alderman Huether, Alderman Nolte, Alderman Hamill, Alderman Ottenad, Alderman Baumann, Alderman Toben, and Mayor Clement. A quorum was present.

The following notices of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday, January 4, 2021 at the Manchester Justice Center, 200 Highlands Boulevard Drive, to consider the following:

20-REZ-001 Katherine Moore, of McBride Homes, on behalf of Elite Development Services, LLC, owner under contract, on behalf of the owners of record listed on attachment, is seeking approval to rezone a property located at 322 Highlands, in an area the current zoning of which is the subject of lawsuit arising out of the City’s belief is R-1 Single Family Residential. The applicant proposed rezoning the property to PRD – Planned Residential Development District in order to create a subdivision consisting of 60 single-family homes.”

and

20-SP-017 Katherine Moore, of McBride Homes, on behalf of Elite Development Services, LLC, owner under contract, on behalf of the owners of record listed on attachment, is seeking approval of a Site Plan for a subdivision consisting of 60 single-family homes to be located at 322 Highlands Boulevard Drive, in an area the current zoning of which is the subject of lawsuit arising out of the City’s belief that it is zoned R-1 Single-Family Residential.

Mayor Clement advised that first the proponents would speak, then the opponents, comments from the public, followed by questions from members of the Board of Aldermen or City Staff.

Ms. Jeannie Aumiller spoke as a proponent from Elite Development Services, stating it is in an excellent project in a great location. They are looking to build 60 single-family homes.

Mr. Randy Cannon spoke for Mr. James Cannon, 1203 Iron Warrior, stating that he will be impacted because of the entry and egress intersection. He is upset that they said no one will be impacted when they will. There has been no contact with them to be able to explain their feelings. He is concerned that they will not be able to park in front of his house. There will be cars that shine their lights in their bedroom and living room all the time at night.

Ms. Jeanne Will, 394 Warhorse Lane stated she is upset about the upcoming traffic. She has been there 52 years and it will be a change in her peaceful living area.

Mayor Clement read the following that was sent to Alderman Paul Hamill:

Ms. Jeanne Will stated that she lives on Warhorse Lane and she is writing about traffic on her street. She realizes that this property developed into 60 houses is better than many other offers, but the traffic is going to be terrible. Traffic studies are not the true picture with this site. These two streets that are planned to open are not equipped to handle this. Also, will there be a fence or a buffer between our houses and the new ones?

Ms. Will asked if construction traffic will be traveling through these two streets? She said they have just gotten through the holiday traffic with Costco and Walmart and it is still a mess. She said she has tried to have their street repaired and all they get is patches. What will happen with 50 to 100 more cars? She said she has lived in the house 52 years and this is the first time that she has felt that no one cares about their property.

Mayor Clement commented that Ms. Will's street is scheduled this year in 2021 to have major street repair done.

Mayor Clement read a forwarded email from Director Melanie Rippetoe from Geraldine and Daniel Coughlin:

We live at 1211 Iron Warrior Lane. Our concerns: Zoning from R1 to PRD is 4 or 5 levels below R1. What happened to the lawsuit where the area was to remain R1?

Also, Manchester oversight seems to be relinquished once zoning is changed and a plan approved.

We are concerned for access to the development on 2 small stub streets. Brittany Parkway and Iron Warrior already have lots of thru traffic. Will there be another access?

Mayor Clement stated that Director Rippetoe did contact them, and they had a nice conversation and worked through some of their concerns.

City Clerk Justin Klocke read the following letter sent from Menards.

Menard, Inc. (Menards) is in receipt of a notice regarding a rezoning request to allow sixty-two (62) residential lots as requested by Elite Development Services, LLC for the property west of the Menards retail store.

While Menards would like to make it clear that it favors growth, prosperity and development of Manchester, Menards does hold some reservations and concerns regarding the property in question being used for residential purposes. The operation of the Menards store, like similar large retail establishments, generates a certain amount of noise, traffic and lights. Menards encourages each of you to consider these factors during your review of the pending request. In the event you deem it appropriate to approve the request, Menards would like it clearly understood that, based upon our prior development in the area and our notice given in the form of this letter, no objections should be made to Menards by the City, the developer, or the future owners/tenants of the property in question for any of these foreseeable issues that may result from being in close proximity to an existing commercial district.

Menards respectfully requests that the proposal before the committee be considered with the above-mentioned concerns noticed and conditioned on the understand by all parties that any residential development shall in no way impair the future operation of the Menards home improvement store or the future development of its commercial property in the area.

Please include this letter as part of the official public hearing transcript of the December 14, 2020, hearing. Thank you for your time and consideration.

Mr. Jim Ebeling stated his father lives at 1208 Iron Warrior and he said the house is at the corner of Iron Warrior and Gateshead. He said in regard to construction, when traffic and this development starts to unfold, is there anyway that it could be ensured to the neighbors and the residents of Saxony that the preliminary heavy construction traffic would access the development through the Highlands Boulevard rather than through the subdivision.

Mr. Ebeling asked at what stage would you move traffic through the subdivision once the development is under way.

Mayor Clement stated that they had a conversation about that, and the plan is exactly how he requested it. That it would be required to move through Highlands Boulevard until it was finished.

Alderman Ottenad asked if McBride met with residents concerning this new development.

Ms. Aumiller stated they have not had a meeting with the residents on this development but have in past plans.

Mayor Clement stated that the residents were invited to the Planning and Zoning meeting. He said there was a large group that attended.

Alderman Ottenad asked if anything has gone out to the residents encouraging residents that couldn't attend or are not on zoom to contact the developer.

Director Rippetoe stated that tonight's meeting is a public hearing, so they sent out letters to people that were within 185 feet letting them know of the public hearing. She said they also posted the hearing on Highland Blvd and both sub streets. She said that two of the signs that were on sub streets were moved onto Iron Warrior, so they were more visible. She said additionally, the trustees of Saxony were notified.

Alderman Baumann stated that he has two concerns, the construction vehicles and the City's efforts to do the streets on Iron Warrior and Gateshead. He wonders if Manchester should be holding off until construction is done. He said if they decide not to wait for road reconstruction, should Manchester make sure that McBride puts the streets back to the way they were.

City Administrator Perney stated that when they were talking to Director Ruck about scheduling streets they were going to try and coordinate around the development as best they can.

Alderman Baumann asked Chief Will about the privacy fence that Manchester is putting up at the Police Facility, are there concerns on his end now that the area behind the Police Facility will be not be vacant anymore. Chief Will answered he thought there would be a ravine down there along with shrubs and trees and he is good with what McBride has planned.

Ms. Aumiller showed an image with additional trees and greenspace by the Police Facility.

Alderman Huether inquired if each property will be sodded and not be elective package.

Ms. Aumiller stated that every McBride house that will be built will have a fully sodded front and rear yard. She said in addition every McBride home will have a landscape package in the front of the house.

Alderman Toben stated with McBride being the biggest developer for home building in Missouri, have they done studies to show the direct correlation a new subdivision is going have in increasing the value in adjacent subdivisions.

Ms. Aumiller answered that their experience with the adjacent subdivisions is the property values increase when newer communities are added.

Alderman Hamill stated that Planning and Zoning gave a favorable recommendation.

Mayor Clement closed the public hearing at 7:46 p.m.

Respectfully Submitted,

Michelle Melugin
Deputy Clerk

Note: *This is a journal of the two Public Hearing from January 4, 2021 (summary); not a verbatim transcript regarding a discussion on 322 Highlands. If a recording of the public hearing is desired, please contact City Hall.*



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING
OF MONDAY, JANUARY 4, 2021
BY VIDEO CONFERENCING ON ZOOM**

1. CALL TO ORDER

Mayor Mike Clement called the Regular Board of Aldermen meeting to order at 7:47 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

Roll call showed those present were Alderman Huether, Alderman Nolte, Alderman Hamill, Alderman Ottenad, Alderman Baumann, Alderman Toben, and Mayor Clement. A quorum was present.

3. APPROVAL OF THE MINUTES

- a. Minutes of the Monday, December 21, 2020 Regular Board of Aldermen Meeting

Alderman Ottenad made the motion to approve the Minutes of the Monday, December 21, 2020 Regular of Aldermen Meeting. The motion was seconded by Alderman Huether and carried unanimously, with no objections from any members of the Board of Aldermen.

4. ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA

Alderman Ottenad made the motion to approve the Order of Items on the Agenda, as submitted. The motion was seconded by Alderman Huether and carried unanimously, with no objections from any members of the Board of Aldermen.

5. CONSIDERATION OF PETITIONS AND COMMENTS FROM THE PUBLIC

- a. Comments from the Public

There were none.

6. REPORTS FROM THE MAYOR

a. Mayoral Report

Mayor Clement wished everyone a Happy New Year.

Mayor Clement extended his best wishes to Dave Pracht, the new Public Works Director.

Mayor Clement informed the Board that his next Conversations with the Mayor is January 13, 2021. It will be a zoom edition at 8:30 a.m. He said the March one will also be on Zoom.

7. REPORTS FROM THE CITY ADMINISTRATOR

City Administrator Perney stated that he received a nice letter about a Police Officer.

Chief of Police Will stated that he does receive letters from residents, but he did want to speak about one he just received. It was a letter from Richard Schatz complementing Detective Travon Green on stopping to help him on his automobile failure.

a. List of Paid Bills (Warrant dates of 11-16-2020 to 12-05-2020)

There were no questions.

8. REPORTS FROM

a. Planning and Zoning

No report.

b. Veterans Commission

No Report.

c. Homecoming Committee

No Report.

d. Budget and Audit Committee

No Report.

9. ACTION ON OLD LEGISLATION

a. Bill NO 20-2422 – Fiscal Year 2020 Budget Amendment

Alderman Ottenad read for the second time Bill #20-2422, entitled: “AN ORDINANCE AMENDING ORDINANCE NO. 19-2278 THAT ADOPTED AND APPROVED

THE BUDGET FOR THE CITY OF MANCHESTER FOR THE YEAR JANUARY 1, 2020 THROUGH DECEMBER 31, 2020”, by title only.

Alderman Ottenad made the motion that Bill #20-2422 become Ordinance #21-2307. The motion was seconded by Alderman Toben.

A poll of the Board showed:

Alderman Nolte – aye
Alderman Hamill – aye
Alderman Toben – aye
Alderman Baumann – aye
Alderman Ottenad – aye
Alderman Huether – aye

Mayor Clement announced the motion passed 6 – 0, with no objections from the Board.

10. INTRODUCTION OF NEW LEGISLATION

- a. BILL NO 21-2422 – 322 HIGHLANDS BOULEVARD DRIVE REZONING AND SITE PLAN AUTHORIZATION

Alderman Toben introduced Bill 21-2422, entitled: “AN ORDINANCE PROVIDING FOR THE REZONING OF A PARCEL CONSISTING OF 19.77 ACRES SUBMITTED BY ELITE DEVELOPMENT SERVICES, LLC, OWNER UNDER CONTRACT, TO PRD PLANNED RESIDENTIAL DEVELOPMENT DISTRICT AND APPROVING A PRELIMINARY SITE DEVELOPMENT PLAN PER APPLICATIONS 20-REZ-001 AND 20-SP-017”, by title only.

No further action at this time.

- b. RESOLUTION NO 21-0779 – 14317 MANCHESTER ROAD PROPERTY PROCUREMENT AUTHORIZATION

Alderman Baumann introduced Resolution #21-0779, entitled: “A RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY AT 14317 MANCHESTER ROAD FOR THE FUTURE LOCATION OF CITY HALL, APPROVING THE EXECUTION OF A PURCHASE-SALE CONTRACT, AND AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO EXECUTE ANY AND ALL OTHER DOCUMENTS RELATING TO THE PURCHASE OF SAID PROPERTY, AND GRANTING FURTHER AUTHORITY.

Alderman Baumann made the motion for approval of Resolution #21-0779. The motion was seconded by Alderman Ottenad and carried 6 – 0, with no objections from the Board.

- c. RESOLUTION NO 21-0780 – AQUATICS CENTER EQUIPMENT PURCHASE AUTHORIZATION

Alderman Nolte introduced Resolution #21-0780, entitled: "A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO EXPEND THE SUM OF TWENTY-THREE THOUSAND SEVENTY-FIVE DOLLARS AND NO CENTS (\$23,075.00) TO AQUACLIMB FOR A CLIMBING WALL AT THE AQUATICS CENTER", by title only.

Alderman Nolte made the motion for approval of Resolution #21-0780. The motion was seconded by Alderman Hamill and carried 6 - 0, with no objections from the Board.

11. MISCELLANEOUS

a. Comments from the Public

There were none.

12. ADJOURNMENT

At 7:57 p.m. and there being no further business, Alderman Hamill made the motion to adjourn. The motion was seconded by Alderman Baumann and carried unanimously. The meeting adjourned at 7:57 pm.

Respectfully submitted,
Michelle Melugin
Deputy City Clerk

Note: This is a journal of the Regular Board of Aldermen Meeting from January 4, 2021 (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.