

CITY OF MANCHESTER

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
February 12, 2018**

COMMISSIONERS

Jason Truesdell, Chairman (2018)
Jerry Meyer (2020)
Joni Korte (2020)
Jack Fluchel (2019)
Mark Smith (2018)
Dave Willson, Mayor

CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member
Melanie Rippetoe, Director of Planning & Zoning
Cinnamon Mullins, Recording Secretary

CASES

- A. 18-SP-003** - Russell Flood, Easter Fence, Deck & Renovation, on behalf of Bob Schneider, owner, is seeking approval of a Site Plan to construct a front porch addition to an existing single family home located at 969 Hannafield Court, in the R-2 Single-Family Residential Zoning District.
- B. 18-SP-002** - Sean Flower, Flower and Fendler, owner, is seeking approval of a Site Plan to construct a new single family home to be located at 1224 John Ryan Lane located in the R-4 Residential Zoning District.
- C. 18-SUB-001** - Sean Flower, Flower & Fendler Homes has proposed a boundary adjustment along the property line dividing 825 Sulphur Spring Road (Lot 3) and 835 Sulphur Spring Road (Lot 4), located in Tumulty Suburban Acres Subdivision. Both lots are located in the R-4 Residential Zoning District

REPRESENTATIVES OF CASES

- **Jim Crews**
Easter Fence, Deck, and Renovations
6071 Lemay Ferry Rd.
St. Louis, MO 63149
314-892-8500
 - **Sean Flower**
Flower and Fendler
PO Box 270255
St. Louis, MO 63127
314-486-0596
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1. CALL TO ORDER

Acting Chairman Fluchel called the Planning and Zoning meeting of February 12, 2018 to order at 6:58 p.m.

2. ROLL CALL

Acting Chairman Fluchel asked the Recording Secretary to take roll.

Commissioner Jerry Meyer	Present	Chairman Jason Truesdell	Excused
Commissioner Jack Fluchel	Present	Commissioner Mark Smith	Excused
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
		Melanie Rippetoe, Director	Present
Mayor David Willson	Present	Cinnamon Mullins, Recording Secy	Present

3. APPROVAL OF MINUTES

Commissioner Meyer made the motion to approve the minutes of January 22, 2018. Motion seconded by Commissioner Korte; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	2

4. APPROVAL OF AGENDA

Commissioner Meyer motioned to approve the agenda as presented. Commissioner Korte seconded the motion. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	2

5. OLD BUSINESS

A. **18-SP-003** - Russell Flood, Easter Fence, Deck & Renovation, on behalf of Bob Schneider, owner, is seeking approval of a Site Plan to construct a front porch addition to an existing single family home located at 969 Hannafield Court, in the R-2 Single-Family Residential Zoning District.

Jim Cruise explained that the project consists of adding a roof over an existing porch. Director Rippetoe explained that the roof would not increase the footprint. The addition meets all zoning regulations and staff has no objections.

Commissioner Meyer made the motion to approve CASE #18-SP-003. Commissioner Korte seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	2

6. NEW BUSINESS

- A. 18-SP-002** Sean Flower, Flower and Fendler, owner, is seeking approval of a Site Plan to construct a new single family home to be located at 1224 John Ryan Lane located in the R-4 Residential Zoning District.

Sean Flower presented the case. Director Rippetoe explained the site plan met all regulations and staff has no objections.

Commissioner Meyer made the motion to approve the CASE #18-SP-002. Commissioner Korte seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	2

- B. 18-SUB-001** Sean Flower, Flower & Fendler Homes has proposed a boundary adjustment along the property line dividing 825 Sulphur Spring Road (Lot 3) and 835 Sulphur Spring Road (Lot 4), located in Tumulty Suburban Acres Subdivision. Both lots are located in the R-4 Residential Zoning District.

Sean Flower explained that they are taking out the driveway out from 835 Sulphur Springs Rd and will move it to connect with new street being developed. This would prevent two driveways right next to each other.

Commissioner Meyer made the motion to make a positive recommendation to the Board of Alderman regarding the boundary adjustment of CASE #18-SUB-001. Commissioner Korte seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	2

7. PLANNING AND ZONING DIRECTOR’S REPORT

Director Rippetoe said that Regions has broken ground and would be going to the Board of Aldermen for the sign from the previous Planning & Zoning Commission. The new occupancy inspection program has begun and the new software is going to go live in the next couple of weeks.

8. EX-OFFICIO’S REPORT

Alderman Clement said that ordinances referencing the occupancy program were approved by the Board of Aldermen at the last meeting. At the meeting the Board also approved the resolutions for the design for a bridge on Howard George and a storm water project for Brookfield Terrace.

9. MAYORAL REPORT

Mayor Willson said that the new parks building hosted the St. Louis Metropolitan Municipal League. There were also meeting with Parkway School District and Fontbonne about upcoming projects.

10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

11. ADJOURNMENT

Commissioner Korte made the motion to adjourn the Planning and Zoning Commission meeting of February 12, 2018 at 7:20 p.m. Motion seconded by Commissioner Meyer; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	2

Respectfully submitted by:
Cinnamon Mullins, Recording Secretary
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