



CITY OF MANCHESTER
PLANNING AND ZONING COMMISSION
MEETING MINUTES
March 8, 2021

<u>COMMISSIONERS</u>	<u>CITY OFFICIALS AND STAFF</u>
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Jason Truesdell, Chairman (2022)
 Jerry Meyer (2025)
 Joni Korte (2022)
 Mark Smith (2022)
 Paula Glaser (2024)
 John Dodge (2022)

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

<u>CASES</u>	<u>REPRESENTATIVES OF CASES</u>
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- A. **21-SP-002** Jordan and Grace Krueger, owners, are seeking Site Plan approval in order to construct an addition on the rear and a gabled roof over the front porch of an existing single-family home located at 706 Whitewillow Lane in the R-3 Single-Family Residential Zoning District.

- B. **21-SP-003** McKelvey Homes, owner, is seeking approval of a Site Plan to construct a new single-family home to be located at 602 Connie Lane, zoned R-1 Single-Family Residential.

- **Jordan and Grace Krueger**
706 Whitewillow Ln
Manchester, MO 63021

- **J.P. Melton**
JP Melton Design LLC
402 S Elm Ave
Saint Louis, MO 63119

- **Thomas Krieger**
McKelvey Homes
218 Chesterfield Towne Centre
Chesterfield, MO 63005

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of March 8, 2021 to order at 7:02 p.m.

2. ROLL CALL

Chairman Truesdell asked the Recording Secretary to take roll.

Commissioner Jerry Meyer	Present	Chairman Jason Truesdell	Present
Commissioner Paula Glaser	Present	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Paul Hamill	Present
Commissioner John Dodge	Present	Melanie Rippetoe, Director	Present

Mayor Mike Clement Present Cinnamon Mullins, Recording Secy Present

3. APPROVAL OF MINUTES

Mayor Clement made the motion to approve the minutes February 8, 2021. Motion seconded by Alderman Hamill; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
8	0	0	0

4. APPROVAL OF AGENDA

Alderman Hamill made the motion to approve the agenda as presented. Mayor Clement seconded the motion. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
8	0	0	0

5. OLD BUSINESS

6. NEW BUSINESS

- A. 21-SP-002** Jordan and Grace Krueger, owners, are seeking Site Plan approval in order to construct an addition on the rear and a gabled roof over the front porch of an existing single-family home located at 706 Whitewillow Lane in the R-3 Single-Family Residential Zoning District.

Jordan and Grace Krueger presented this case. They explained the project was an addition to the back of the house and a gabled roof over the porch that will slightly change the elevation of the roof. They continued that they love the location of their property and the addition would give them the space they need without having to move.

Director Rippetoe reported that the addition increases the floor area by over 50% and will slightly affect the front elevation. She also reported that the house was built over the side yard setback requirements and would need a variance approved by the Board of Adjustment to build as proposed. Besides the needed variance, the addition meets all of the City’s regulations. J.P. Melton, the architect on the project, answered questions presented by the Commission regarding the project’s timeline and the size of the property.

Mayor Clement made the motion to approve the Site Plan of CASE #21-SP-002 contingent upon variance approval by the Board of Adjustment. Commissioner Meyer seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
8	0	0	0

- B. 21-SP-003** McKelvey Homes, owner, is seeking approval of a Site Plan to construct a new single-family home to be located at 602 Connie Lane, zoned R-1 Single-Family Residential.

Thomas Krieger presented this case. He explained that the project was a new single family home construction. He explained that this was a spec home and has not been sold yet. Director Rippetoe reported that the plans met all the City’s regulations and staff had no objections, but

that a resident had reached out with questions for the developer about the other projects the developer has in Manchester. Mr. Krieger answered the questions about the previously approved projects in development.

Mayor Clement made the motion to approve the Site Plan of CASE #21-SP-003. Commissioner Smith seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
8	0	0	0

7. PLANNING AND ZONING DIRECTOR’S REPORT

Director Rippetoe reported that there were several projects coming before the Commission in the next month. She also notified the Commissioners that she would be having surgery and would be out on leave until the end of April. In her absence City Administrator Perney would be present at the Commission’s meetings Director Rippetoe answered questions on condemned properties in the Planned Business District.

8. EX-OFFICIO’S REPORT

Aldermen Hamill reported that the Board of Aldermen recently approved two contracts for stormwater projects in Chadwick and Baxter Acres.

9. MAYORAL REPORT

Mayor Clement reported there was an upcoming Conversations with the Mayor on Wednesday, March 10th. He also reported that the Board approved the temporary fees to begin planning for the Commerce Bank construction and that there would be an upcoming workshop on annexation. Mayor Clement answered questions presented by the Commission about cameras in Manchester parks.

10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

11. ADJOURNMENT

Alderman Hamill made the motion to adjourn the Planning and Zoning Commission meeting of March 8, 2021 at 7:34 p.m. Motion seconded by Commissioner Meyer; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
8	0	0	0

Respectfully submitted by:
 Cinnamon Mullins, Recording Secretary
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