



CITY OF MANCHESTER

PLANNING AND ZONING COMMISSION
MEETING MINUTES
March 9, 2020

COMMISSIONERS

Jason Truesdell, Chairman (2022)
Jerry Meyer (2021)
Joni Korte (2022)
Mark Smith (2022)
John Dodge (2022)
Mike Clement, Mayor

CITY OFFICIALS AND STAFF

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

CASES

REPRESENTATIVES OF CASES

- A. **20-SUP-003** Brian Scott, with STL Pros, applicant, on behalf of Wohlfart Holdings LLC, owner, has applied for approval of a Special Use Permit to allow an athletic field associated with the semi-private indoor sports facility located at 14290 Manchester Road, in the "C-1" Commercial Zoning District

- B. **20-SP-003** Sean Flower, on behalf of Flower and Fendler, Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 419 Ava Renee Drive, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.

- C. **20-SP-004** Sean Flower, on behalf of Flower and Fendler, Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 455 Ava Renee Drive, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.

- **Brian Scott**
STL Pros
906 Castle Pines Dr
Ballwin, MO 63021
314-537-7451

- **Rob Compton**
1209 Fairview Dr
Ellisville, MO 63011
314-265-6770

- **Sean Flower**
Flower & Fendler
PO Box 270255
St. Louis, MO 63127
314-486-0596

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of March 9, 2020 to order at 7:00 p.m.

2. ROLL CALL

Chairman Truesdell asked the Recording Secretary to take roll.

Commissioner Jerry Meyer	Present	Chairman Jason Truesdell	Present
		Commissioner Mark Smith	Excused
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

Alderman Hamill made the motion to approve the minutes of February 24, 2020. Motion seconded by Commissioner Meyer; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

4. APPROVAL OF AGENDA

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

Ayes	Nays	Abstentions	Excused
6	0	0	1

5. OLD BUSINESS

6. NEW BUSINESS

- A. 20-SUP-003** Brian Scott, with STL Pros, applicant, on behalf of Wohlfart Holdings LLC, owner, has applied for approval of a Special Use Permit to allow an athletic field associated with the semi-private indoor sports facility located at 14290 Manchester Road, in the “C-1” Commercial Zoning District

Chairman Truesdell noted that he would recuse himself from the vote on 20-SUP-003 due to his son being part of their baseball program.

Brian Scott and Rob Compton presented this case. They explained that they are proposing installation of a 125' x 125' section of artificial turf over part of the property's grass to make the area more useful as practice space. They specified that this space would only be used for practice and they would not host games there, there would be no additional lighting, audio/P.A. system and no stands or bleachers. In addition to the artificial turf they would add netting to areas for safety reasons.

Director Rippetoe reported that the applicant had submitted all the required documentation. The City Engineer also reviewed the project and deemed that there was no flood plain issues with

the proposal. Director Rippetoe presented some suggested conditions of the Special Use Permit from the code including operation times between 6am and 11pm, limiting the field to private use and limited to practice only, no P.A. system and netting required for safety along the perimeter. Other than the proposed conditions Staff had no objections.

Brian Scott and Rob Compton answered questions presented by the Commission regarding the safety of the area. They explained that there would be signage against public use, fencing and video surveillance. Only staff would be hitting the ball with a bat and all staff would be instructed on how to properly keep hitting equipment from kids during practice. They also explained the site was surrounded by commercial properties, no residential. They continued that the elevation difference between Highway 141 and the location of the proposed space is great enough, and has a barrier of trees, that it is improbable that there would be an issue with rogue balls on the highway. The Commission added conditions of no lighting system added to the property and the addition of signage indicating it as private property to the Special Use Permit and altered the netting condition to limited netting as agreed upon by the applicant and Director Rippetoe.

Mayor Clement made the motion to give a favorable recommendation to the Board of Aldermen regarding the Special Use Permit of CASE #20-SUP-003 with the following additional conditions:

1. Operation of the athletic field is limited to 6:00 AM to 11:00 PM.
2. The field shall be restricted to private use and limited to practice only, including signage that clearly marks it as such.
3. There shall be no installation of lighting or a public address system or other electronic systems comprising of microphones, amplifiers, loudspeakers, and related equipment that increases the volume of a human voice, musical instrument, or other acoustic sound source or recorded sound or music.
4. There shall be netting installed and maintained in designated areas along the perimeter of the athletic field approved in advance by the Director of Planning & Zoning and modified if deemed necessary.

Commissioner Meyer seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	1	1

Chairman Truesdell requested that cases 20-SP-003 and 20-SP-004 be presented together.

- B. **20-SP-003** Sean Flower, on behalf of Flower and Fendler, Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 419 Ava Renee Drive, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.
- C. **20-SP-004** Sean Flower, on behalf of Flower and Fendler, Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 455 Ava Renee Drive, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.

Sean Flower presented these cases. He explained the proposed new single family homes located at each address. He then answered the Commissioner’s questions about the status of the subdivision and timeline. Director Rippetoe reported that the plans met all the City’s regulations and setback requirements. Staff had no objections.

Chairman Truesdell made the motion to approve the Site Plan of CASE #20-SP-003. Alderman Hamill seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

Chairman Truesdell made the motion to approve the Site Plan CASE #20-SP-004. Alderman Hamill seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

7. PLANNING AND ZONING DIRECTOR’S REPORT

Director Rippetoe reported the status of projects previously approved by the Planning & Zoning Commission. She also updated the Commission on Code Enforcement and working with GIS software to work more efficiently with the Police Department regarding code enforcement issues.

8. EX-OFFICIO’S REPORT

Alderman Hamill reported that the Board of Aldermen approved the Final Site Plan for Forest Summit Ct. He also reported that a new member for the Planning & Zoning Commission had been presented and approved.

9. MAYORAL REPORT

Mayor Clement notified the Commission that Paula Glaser had been approved as part of the Planning & Zoning Commission. He also reported on meeting he and City Administrator Perney had attended regarding development and annexation.

10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

11. ADJOURNMENT

Commissioner Korte made the motion to adjourn the Planning and Zoning Commission meeting of March 9, 2020 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
6	0	0	1

Respectfully submitted by:
 Cinnamon Mullins, Recording Secretary
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