



CITY OF MANCHESTER

PLANNING AND ZONING COMMISSION
MEETING MINUTES
March 11, 2019

COMMISSIONERS

Jason Truesdell, Chairman (2022)
Jerry Meyer (2020)
Joni Korte (2020)
Linda Fluchel (2023)
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. **19-TXT-001** City Staff proposes a Zoning Text Amendment to sections of Article I of Chapter 400 of the Code of Ordinances of the City of Manchester regarding Administration. The proposed changes will affect Section 400.020 pertaining to Composition and Section 400.060 pertaining to Quorum.
- B. **19-SP-005** 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 735 Andrew Ryan Way, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.
- C. **19-SP-006** Jacob Thorne, on behalf of Community Christian Church, owner, has applied for approval of an amendment to a Site Plan in order to construct a community garden on existing church property located at 623 Meramec Station Road, in the R-4 Single-family residential zoning district.
- **Director Melanie Rippetoe**
City of Manchester
14318 Manchester Rd.
Manchester, MO 63011
636-227-1385
 - **Jacob Thorne**
Community Christian Church
623 Meramec Station Rd.
Manchester, MO 63021
636-394-2772

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of March 11, 2019 to order at 6:57 p.m.

2. ROLL CALL

Chairman Truesdell asked the Recording Secretary to take roll.

| | | | |
|----------------------------|---------|----------------------------------|---------|
| Commissioner Jerry Meyer | Present | Chairman Jason Truesdell | Present |
| Commissioner Linda Fluchel | 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 of February 11, 2019. Motion seconded by Commissioner Meyer; motion approved by voice vote. The vote taken was recorded as follows:

| | | | |
|------|------|-------------|---------|
| Ayes | Nays | Abstentions | Excused |
| 7 | 0 | 0 | 0 |

4. APPROVAL OF AGENDA

Commissioner Smith made the motion to move Old Business to be presented after New Business items. Chairman Truesdell seconded the motion. The vote taken was recorded as follows:

| | | | |
|------|------|-------------|---------|
| Ayes | Nays | Abstentions | Excused |
| 7 | 0 | 0 | 0 |

5. NEW BUSINESS

- A. 19-SP-005** 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 735 Andrew Ryan Way, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.

Chairman Truesdell made the motion to table the Site Plan of CASE #19-SP-005. Commissioner Korte seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

| | | | |
|------|------|-------------|---------|
| Ayes | Nays | Abstentions | Excused |
| 7 | 0 | 0 | 0 |

- B. 19-SP-006** Jacob Thorne, on behalf of Community Christian Church, owner, has applied for approval of an amendment to a Site Plan in order to construct a community garden on

existing church property located at 623 Meramec Station Road, in the R-4 Single-Family residential zoning district.

Jacob Thorne presented this case. He explained that they are applying for a variance for an 8 ft. fence surrounding a community garden on the church property. Director Rippetoe reported that staff had no objections.

Chairman Truesdell made the motion to approve the Site Plan of CASE #19-SP-006 with the modification of the 8ft fence. Mayor Clement seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

| | | | |
|------|------|-------------|---------|
| Ayes | Nays | Abstentions | Excused |
| 7 | 0 | 0 | 0 |

6. OLD BUSINESS

- A. 19-TXT-001** City Staff proposes a Zoning Text Amendment to sections of Article I of Chapter 400 of the Code of Ordinances of the City of Manchester regarding Administration. The proposed changes will affect Section 400.020 pertaining to Composition and Section 400.060 pertaining to Quorum.

Director Rippetoe presented this case and explained the changes that were requested and the City Attorney’s recommendations.

Mayor Clement made the motion to approve the Text Amendment of CASE #19-TXT-001. Chairman Truesdell seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

| | | | |
|------|------|-------------|---------|
| Ayes | Nays | Abstentions | Excused |
| 7 | 0 | 0 | 0 |

7. PLANNING AND ZONING DIRECTOR’S REPORT

Director Rippetoe reported on cases previously brought before the Planning & Zoning Commission. She also reported on possible developments in the area.

8. EX-OFFICIO’S REPORT

Alderman Hamill reported on the establishment of an Audit and Finance Committee.

9. MAYORAL REPORT

Mayor Clement updated the Commission on the Better Together proposal and upcoming Town Hall meetings to explain the proposal.

10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

The Planning & Zoning Commission discussed the Better Together proposal.

11. ADJOURNMENT

Mayor Clement made the motion to adjourn the Planning and Zoning Commission meeting of March 11, 2019 at 7:32 p.m. Motion seconded by Commissioner Meyer; motion approved by voice vote. The vote taken was recorded as follows:

| Ayes | Nays | Abstentions | Excused |
|------|------|-------------|---------|
| 7 | 0 | 0 | 0 |

Respectfully submitted by:
Cinnamon Mullins, Recording Secretary
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