



**CITY OF MANCHESTER**

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
March 25, 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-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.

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

B. **19-TXT-004** City Staff proposes a Zoning Text Amendment to sections of Article V of Chapter 405 of the Zoning Regulations of the City of Manchester regarding District Regulations. The proposed changes will allow bookstores as a Permitted Use rather than a Special Use in the Section 405.240 "C-1" Commercial Zoning District, Section 405.250 "C-2" Commercial Zoning District, Section 405.260 "PCD" Planned Commercial District and Section 405.285 "PBD" Planned Business Development District.

- **Director Melanie Rippetoe  
City of Manchester  
14318 Manchester Rd.  
Manchester, MO 63011  
636-227-1385**

**1. CALL TO ORDER**

Chairman Truesdell called the Planning and Zoning meeting of March 25, 2019 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 Linda Fluchel	Present	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Paul Hamill	Present
Commissioner John Dodge	Excused	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 March 11, 2019. Motion seconded by Commissioner Korte; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

**4. APPROVAL OF AGENDA**

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

Ayes	Nays	Abstentions	Excused
6	0	0	1

**5. OLD 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.

Sean Flower presented this case. He explained the proposed new single family home. Director Rippetoe reported that all the proper documentation was submitted and the plans meet all the City’s regulations. Staff had no objections.

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

Ayes	Nays	Abstentions	Excused
6	0	0	1

**6. NEW BUSINESS**

- B. **19-TXT-004** City Staff proposes a Zoning Text Amendment to sections of Article V of Chapter 405 of the Zoning Regulations of the City of Manchester regarding District Regulations. The proposed changes will allow bookstores as a Permitted Use rather than a Special Use in the Section 405.240 “C-1” Commercial Zoning District, Section 405.250 “C-2”

Commercial Zoning District, Section 405.260 “PCD” Planned Commercial District and Section 405.285 “PBD” Planned Business Development District.

Director Rippetoe presented this case. She explained that this change would allow bookstores as Permitted Use in the Commercial Districts in the City. The Commission discussed the language and definitions of the text amendment.

Chairman Truesdell made the motion to table the Text Amendment of CASE #19-TXT-004 pending discussion with the City Attorney of requested specifications. Mayor Clement 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 updates on previous code enforcement cases and informed the Commission of possible upcoming projects.

**8. EX-OFFICIO’S REPORT**

Alderman Hamill reported on an article that was released about a previous case.

**9. MAYORAL REPORT**

Mayor Clement notified the Commission that there would be two Town Hall Meetings the upcoming Saturday to discuss the Better Together proposal.

**10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION**

**11. ADJOURNMENT**

Mayor Clement made the motion to adjourn the Planning and Zoning Commission meeting of March 25, 2019 at 7:27 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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