



CITY OF MANCHESTER

PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
April 22, 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-SIGN-002** RE Image Company, applicant, on behalf of Mfs Real Estate Corp A Missouri Corp, owner, is seeking approval of a Sign Permit in order to erect a permanent ground mounted sign for The Diamond Family, located at 14441 Manchester Road, in the C-1 Commercial Zoning District.
  
- B. **19-SP-007** Brian Ivy, on behalf of Al Manara Academy, owner, has applied for approval of an amendment to a Site Plan in order to construct a building addition and associated parking on an existing building on a property located at 929 Big Bend Road, in the R-4 Single-Family Residential Zoning District.

- **Brandon Ghetia**  
**RE Image Company**  
12401 Wild Horse Creek Rd  
Chesterfield, MO 63005  
916-934-3117
  
- **Brian Ivy**  
**Idea Architects**  
130 W Lockwood Ave, Suite 2  
Webster Groves, MO 63119  
314-801-8601

1. **CALL TO ORDER**

Chairman Truesdell called the Planning and Zoning meeting of April 22, 2019 to order at 7:03 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 April 8, 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 Meyer 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
7	0	0	0

**5. OLD BUSINESS**

**6. NEW BUSINESS**

**A. 19-SIGN-002** RE Image Company, applicant, on behalf of Mfs Real Estate Corp A Missouri Corp, owner, is seeking approval of a Sign Permit in order to erect a permanent ground mounted sign for The Diamond Family, located at 14441 Manchester Road, in the C-1 Commercial Zoning District.

Brandon Ghetia presented this case. He explained the proposed sign and answered questions posed by the Commission. Director Rippetoe reported that all documentation had been submitted and that the proposed height, size and location of the sign would require variances from the Board of Adjustment. She also said that the City Engineer would look at the potential sight issues the Commission discussed prior to their Board of Adjustment meeting.

Chairman Truesdell made the motion to approve the Sign Permit Review of CASE #19-SIGN-002 conditional upon variances being granted by the Board of Adjustment and review by the City Engineer. 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

- B. **19-SP-007** Brian Ivy, on behalf of Al Manara Academy, owner, has applied for approval of an amendment to a Site Plan in order to construct a building addition and associated parking on an existing building on a property located at 929 Big Bend Road, in the R-4 Single-Family Residential Zoning District.

Brian Ivy presented this case. He explained the proposed amended site plan. Director Rippetoe reported that all documentation has been submitted and that the proposed site plan will require a greenspace variance granted by the Planning & Zoning Commission. The Commission discussed traffic concerns and landscaping for the property.

Chairman Truesdell made the motion to table the amended Site Plan of CASE #19-SP-007 pending review of the discussed concerns. Commissioner Meyer 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 that she attended the National Planning Conference.

**8. EX-OFFICIO'S REPORT**

**9. MAYORAL REPORT**

Mayor Clement presented Linda Fluchel with a recognition of service award honoring her late husband, Jack Fluchel, for his many years on the Planning & Zoning Commission.

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

The Planning & Zoning Commission asked for updates on previous cases, Better Together and the Freeholder's Initiative Petition .

**11. ADJOURNMENT**

Chairman Truesdell made the motion to adjourn the Planning and Zoning Commission meeting of April 22, 2019 at 7:41 p.m. Motion seconded by Mayor Clement; 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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