

**CITY OF MANCHESTER**

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
June 11, 2018**

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**COMMISSIONERS**

**Jason Truesdell, Chairman (2022)**  
**Jerry Meyer (2020)**  
**Joni Korte (2020)**  
**Jack Fluchel (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**

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**CASES**

**REPRESENTATIVES OF CASES**

**A. 18-SIGN-004** Steve Kirkpatrick, of Philadelphia Signs, on behalf of Regions Bank, owner, is seeking a approval of a permanent ground mounted sign for Regions Bank, located at 14204 Manchester Road, in the C-1 Commercial Zoning District.

- **Joe Phillips**  
**Piros Signs, Inc.**  
1818 Old State Rd M  
Barnhart, MO 63012  
636-464-0200
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**1. CALL TO ORDER**

Chairman Truesdell called the Planning and Zoning meeting of June 11, 2018 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 Jack Fluchel	Present	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Paul Hamill	Excused
Commissioner John Dodge	Present	Melanie Rippetoe, Director	Present
Mayor Mike Clement	Present	Cinnamon Mullins, Recording Secy	Present

**3. APPROVAL OF MINUTES**

Commissioner Dodge made a motion for a proposed revision to the May 29, 2018 minutes to add Commissioner Dodge to the summary sheet. Motion seconded by Chairman Truesdell, motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

Commissioner Smith made the motion to approve the minutes of May 29, 2018, as amended. Motion seconded by Commissioner Korte; 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 Korte made the motion to approve the agenda as presented. Commissioner Meyer 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. 18-SIGN-004** Steve Kirkpatrick, of Philadelphia Signs, on behalf of Regions Bank, owner, is seeking approval of a permanent ground mounted sign for Regions Bank, located at 14204 Manchester Road, in the C-1 Commercial Zoning District.

Joe Phillips presented the case and explained that the sign is the same that was approved by the Planning and Zoning Commission at the January 22, 2018 meeting. The change is in the requested location of the sign. He explained that the sign would move to the Northwest corner of the property.

Director Rippetoe said that the sign meets all of the City’s regulations except for the distance from the property line. The distance would require a 19.9 ft. variance from the front building setback. Staff has no objections.

Chairman Truesdell made the motion to approve the sign of CASE #18-SIGN-004 contingent upon a variance being granted. 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 updated the Commission on previous projects status and explained some upcoming cases.

**8. EX-OFFICIO’S REPORT**

**9. MAYORAL REPORT**

Mayor Clement reported that the legal agreement with the current City Attorney had been terminated at the last Board of Aldermen meeting. The Board is in the process of interviewing other attorneys. He also explained some upcoming events in Manchester.

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

The Planning and Zoning Commission inquired about projects located throughout Manchester.

**11. ADJOURNMENT**

Mayor Clement made the motion to adjourn the Planning and Zoning Commission meeting of June 11, 2018 at 7:17 p.m. Motion seconded by Commissioner Korte; 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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