

CITY OF MANCHESTER

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
July 23, 2018**

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

CASES

REPRESENTATIVES OF CASES

- A. **18-REZ-001** - Warren Durham, Guggenheim Partners, LLC, on behalf of Tucker Clarence E Trustee, owner, has submitted a rezoning request for the property at 229, 311, & 315 Woods Mill Road. The property is presently zoned R-1 Single Family Residential and applicant is requesting a change in zoning to C-1 Commercial District.
- B. **18-SUP-006** - Warren Durham, Guggenheim Partners, LLC, on behalf of Tucker Clarence E Trustee, owner, has submitted a Special Use Permit request for a daycare to be located on the property at 229, 311, & 315 Woods Mill Road, currently zoned R-1 Single-Family Residential Zoning District.
- C. **18-SP-008** - Warren Durham, Guggenheim Partners, LLC, on behalf of Tucker Clarence E Trustee, owner, has submitted a Site Plan Review request for the property at 229, 311, & 315 Woods Mill Road, currently zoned R-1 Single-Family Residential Zoning District.
- D. **18-SUP-005** - Frank Imo, owner, has submitted a Special Use Permit request for a 3,032 square foot restaurant that serves alcohol to be located on the property at 110 Old Meramec Station Road, in the PBD Planned Business Development District.

- **Mike Sundermeyer**
CASCO
12 Sunnen Dr
St. Louis, MO 63413
573-645-9667
- **Wilson Waggoner**
CASCO
12 Sunnen Dr
St. Louis, MO 63143
314-821-1100
- **Brian Rensing**
CBB
12400 Olive Blvd
Suite 430
St. Louis, MO 63141
314-449-9569
- **Matt Poston**
THD Design Group
148 Chesterfield Industrial Blvd
Chesterfield, MO 63005
636-294-2972

- E. **18-SP-013** - Frank Imo, owner, has submitted a Site Plan Review request for a 3,032 square foot restaurant that serves alcohol to be located on the property at 110 Old Meramec Station Road, in the PBD Planned Business Development District.

1. CALL TO ORDER

Acting Chairman Smith called the Planning and Zoning meeting of July 23, 2018 to order at 7:00 p.m.

2. ROLL CALL

Acting Chairman Smith asked the Recording Secretary to take roll.

Commissioner Jerry Meyer	Present	Chairman Jason Truesdell	Excused
Commissioner Jack 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 July 9, 2018. 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

Mayor Clement made the motion to move CASE #18-SUP-005 and CASE #18-SP-013 to the top of the agenda. Commissioner Meyer seconded the motion. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

5. OLD BUSINESS

6. NEW BUSINESS

Acting Chairman Smith requested that CASE #18-SUP-005 and CASE #18-SP-013 be presented together.

- D. **18-SUP-005** Frank Imo, owner, has submitted a Special Use Permit request for a 3,032 square foot restaurant that serves alcohol to be located on the property at 110 Old Meramec Station Road, in the PBD Planned Business Development District.
- E. **18-SP-013** Frank Imo, owner, has submitted a Site Plan Review request for a 3,032 square foot restaurant that serves alcohol to be located on the property at 110 Old Meramec Station Road, in the PBD Planned Business Development District.

Matt Poston presented these cases and explained that the Special Use Permit would allow for the development of a barbeque restaurant that serves alcohol and the site plan for this development combined two undeveloped lots for the proposed restaurant. Director Rippetoe reported that all the required documentation has been submitted. All of the City’s regulations had been met except for the greenspace requirement which would require a variance granted through the Planning and Zoning Commission. There would also have to be a boundary adjustment for the lots to be developed as presented. The City had no objections.

Commissioner Meyer made the motion to make a positive recommendation to the Board of Aldermen regarding the Special Use Permit of CASE #18-SUP-005. 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

Mayor Clement made the motion to approve the site plan of CASE #18-SP-013 with a variance for the greenspace amount. Commissioner Meyer seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

Acting Chairman Smith requested that CASE #18-REZ-001, CASE #18-SUP-006 and CASE #18-SP-008 be presented together.

- A. **18-REZ-001** Warren Durham, Guggenheim Partners, LLC, on behalf of Tucker Clarence E Trustee, owner, has submitted a rezoning request for the property at 229, 311, & 315 Woods Mill Road. The property is presently zoned R-1 Single Family Residential and applicant is requesting a change in zoning to C-1 Commercial District.
- B. **18-SUP-006** Warren Durham, Guggenheim Partners, LLC, on behalf of Tucker Clarence E Trustee, owner, has submitted a Special Use Permit request for a daycare to be located on the property at 229, 311, & 315 Woods Mill Road, currently zoned R-1 Single-Family Residential Zoning District.
- C. **18-SP-008** Warren Durham, Guggenheim Partners, LLC, on behalf of Tucker Clarence E Trustee, owner, has submitted a Site Plan Review request for the property at 229, 311, & 315 Woods Mill Road, currently zoned R-1 Single-Family Residential Zoning District.

Mike Sundermeyer and Wilson Wagner presented these cases and explained that this would combine three single family lots for a proposed childcare facility and an office building. These uses can only be approved if the lots are rezoned to C-1 Commercial and a Special Use Permit is obtained. Director Rippetoe explained that the special use of a childcare facility in this location required a traffic study. Brian Rensing, of CBB, explained the findings of the traffic study and answered questions and

concerns presented by the Commission members. Director Rippetoe reported that if these properties were rezoned to the C-1 District then it will meet all of the City’s regulations except for greenspace calculations which would require a variance issued by the Planning and Zoning Commission. She also explained that this rezoning was not consistent with the Comprehensive Plan of the City of 2004, but given the proximity to Highway 141 and located between non-residential uses, a non-residential use would not be inappropriate.

Acting Chairman Smith made the motion to table the rezoning request of CASE #18-REZ-001. Commissioner Meyer seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
2	4	0	1

Mayor Clement made the motion to approve the rezoning request of CASE #18-REZ-001. Commissioner Fluchel seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
0	6	0	1

Commissioner Fluchel made the motion to give a positive recommendation to the Board of Aldermen in regards to the Special Use Permit of CASE #18-SUP-006. Mayor Clement seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
0	6	0	1

Commissioner Fluchel made the motion to approve the site plan of CASE #18-SP-008 with a variance for the greenspace amount. Commissioner Meyer seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
0	6	0	1

7. PLANNING AND ZONING DIRECTOR’S REPORT

Director Rippetoe reported the development of a new website that will launch soon and will include updated information for new businesses and residents and a Manchester business directory.

8. EX-OFFICIO’S REPORT

Alderman Hamill reported that at the last Board of Aldermen meeting the street improvement bond issue was passed and the employee health insurance benefits were renewed.

9. MAYORAL REPORT

Mayor Clement reported the City’s hosting of a small business gathering for Manchester small businesses. He explained there will be another meeting for small businesses to occur on August 15, 2018.

10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

11. ADJOURNMENT

Commissioner Korte made the motion to adjourn the Planning and Zoning Commission meeting of July 23, 2018 at 8:07 p.m. Motion seconded by Commissioner Fluchel; 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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