

CITY OF MANCHESTER

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
September 10, 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

- A.** 18-SP-014 – 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 745 Alexander Mark Way, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.

- B.** 18-SP-015 – 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 743 Andrew Ryan Lane, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.

- C.** 18-SP-016 – 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 463 Ava Renee Drive, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.

- D.** 18-SP-017 – 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 403 Ava Renee Drive, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.

- E.** 18-SP-018 – 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 423 Ava Renee Drive, in

REPRESENTATIVES OF CASES

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

The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.

- F. 18-SP-019 – 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 439 Ava Renee Drive, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.
- G. 18-SP-020 – 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 1219 John Ryan Lane, in the Laurel Oaks Subdivision, zoned R-4 Residential.
- H. 18-SIGN-006 - ASD Industries/Eureka Sign and Display, on behalf of the Big Bend Ridge North Subdivision HOA, is seeking approval of a permanent ground mounted sign for the Big Bend Ridge North Subdivision located on the property of 898 Sugar Hill Drive, in the R-2A Single-Family Residential Zoning District.

- **Steve Spezia**
Big Bend Ridge North
 898 Sugar Hill Dr.
 Manchester, MO 63021
 636-230-8489

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of September 10, 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	Excused	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 August 13, 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

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

6. NEW BUSINESS

Chairman Truesdell requested that CASE #18-014, CASE #18-015, CASE #18-016, CASE #18-017, CASE #18-018, CASE #18-019 and CASE #18-020 be presented together.

- A. 18-SP-014** – 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 745 Alexander Mark Way, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.
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- E. 18-SP-018** – 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 423 Ava Renee Drive, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.
- F. 18-SP-019** – 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 439 Ava Renee Drive, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.
- G. 18-SP-020** – 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 1219 John Ryan Lane, in the Laurel Oaks Subdivision, zoned R-4 Residential.

Sean Flower, of Flower and Fendler, presented this case. He explained the seven single-family homes that are being reviewed and answered questions presented by the commission. Director Rippetoe reported that all regulations have been met and storm water had been addressed. Staff had no objections.

Chairman Truesdell made the motion to approve the Site Plan of CASE #18-SP-014. 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

Chairman Truesdell made the motion to approve the Site Plan of CASE #18-SP-015. 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

Chairman Truesdell made the motion to approve the Site Plan of CASE #18-SP-016. Commissioner Smith seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

Chairman Truesdell made the motion to approve the Site Plan of CASE #18-SP-017. 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

Chairman Truesdell made the motion to approve the Site Plan of CASE #18-SP-018. 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

Chairman Truesdell made the motion to approve the Site Plan of CASE #18-SP-019. 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

Chairman Truesdell made the motion to approve the Site Plan of CASE #18-SP-020. Commissioner Korte seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

- H. **18-SIGN-006** - ASD Industries/Eureka Sign and Display, on behalf of the Big Bend Ridge North Subdivision HOA, is seeking approval of a permanent ground mounted sign for the Big Bend Ridge North Subdivision located on the property of 898 Sugar Hill Drive, in the R-2A Single-Family Residential Zoning District.

Steve Spezia, of Big Bend Ridge North, presented this case. He explained that the new sign would be replacing the previous sign for the subdivision and answered questions presented by the commission. Director Rippetoe reported that staff had no objections.

Chairman Truesdell made the motion to approve the sign of CASE #18-SIGN-006. 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 gave updates on previous cases that have come before the Planning & Zoning Commission.

8. EX-OFFICIO’S REPORT

Alderman Hamill reported the changing of the deer ordinance at the last Board of Aldermen meeting. He also explained that the City has begun awarding bids as a result of Prop. S.

9. MAYORAL REPORT

Mayor Clement explained that there would be an event on Thursday, September 13th that will present information on Prop. S expenditures. He also reported that on September 12th there would be the first of a few “Conversations with the Mayor” events for citizens to talk to the Mayor and the City Administrator. Mayor Clement also shared that the Chief of Police has announced his retirement.

10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

11. ADJOURNMENT

Commissioner Korte made the motion to adjourn the Planning and Zoning Commission meeting of September 10, 2018 at 7:43 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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