



CITY OF MANCHESTER

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
September 24, 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-SUB-003** – Carole D. Hart, owner, has submitted a Boundary Adjustment Plat for the properties located at 499 and 501 Spring Meadows Drive. These properties are located in the Baxter Acres Plat No. 3 Subdivision in the R-1 Single Family Residential District.

REPRESENTATIVES OF CASES

- **Scott Schatzman**
The Schatzman Law Firm
 8000 Bonhomme Ave
 Suite 311
 St. Louis, MO 63105
 314-480-5599

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of September 24, 2018 to order at 7:04 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	Excused
Commissioner Joni Korte	Present	Alderman Paul Hamill	Present
Commissioner John Dodge	Present	Melanie Rippetoe, Director	Present
Mayor Mike Clement	Excused	Cinnamon Mullins, Recording Secy	Present

3. APPROVAL OF MINUTES

Commissioner Meyer made the motion to approve the minutes of September 10, 2018. Motion seconded by Commissioner Korte; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

4. APPROVAL OF AGENDA

Chairman Truesdell 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
4	0	0	3

5. OLD BUSINESS

6. NEW BUSINESS

- A. **18-SUB-003** – Carole D. Hart, owner, has submitted a Boundary Adjustment Plat for the properties located at 499 and 501 Spring Meadows Drive. These properties are located in the Baxter Acres Plat No. 3 Subdivision in the R-1 Single Family Residential District.

Scott Schatzman, representing Carole D. Hart, presented this case. He explained that both lots are existing nonconforming lots and the boundary adjustment would alter the square footage of these lots, but both would still remain to be nonconforming. Director Rippetoe reported that the Subdivision Regulations allow the Commission and Board to vary them provided that the public welfare and interests of the municipality be fully protected and the general intent and spirit of the regulations preserved.

Chairman Truesdell made the motion to approve the Boundary Adjustment of CASE #18-SUB-003. Commissioner Dodge seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

7. PLANNING AND ZONING DIRECTOR'S REPORT

Director Rippetoe reported on the status of the occupancy program that was implemented in February 2018.

8. EX-OFFICIO'S REPORT

Alderman Hamill reported that the Board of Aldermen extended the trash and recycling contract with Republic Services. He also explained that there would be speed radar put up on Joyce Ann Dr. and Connie Ln.

- 9. MAYORAL REPORT
- 10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION
- 11. ADJOURNMENT

Commissioner Meyer made the motion to adjourn the Planning and Zoning Commission meeting of September 24, 2018 at 7:20 p.m. Motion seconded by Commissioner Korte; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

Respectfully submitted by:
Cinnamon Mullins, Recording Secretary
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