



CITY OF MANCHESTER

PLANNING AND ZONING COMMISSION
MEETING MINUTES
October 8, 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-SUP-008** Srinivas Pidikiti, SG Mart, LLC, on behalf of Treetop Associates, owner, has submitted a Special Use Permit request for a retail package liquor store at the property at 701 Big Bend Road in the Treetop Shopping Center. The property is currently zoned C-2 Commercial Zoning District.

- B. **18-SP-021** Jim Rolwes, Rolwes Construction Inc, owner, is seeking approval of a Site Plan to construct a new single family home to be located at 605 Joyce Ann Drive, in the R-1 Residential Zoning District.

- C. **18-SP-022** Dr. Senthill Arun, Milestones, LLC, on behalf of LuLu Investments, owner, is seeking approval of a Site Plan to construct a new commercial office building to be located at 14533 Manchester Road, in the C-1 Commercial Zoning District.

- **Srinivas Pidikiti**
SA Mart
701 Big Bend Rd
Manchester, MO 63021
636-236-9419

- **Jim Rolwes**
Rolwes Construction Inc.
P.O. Box 454
Ballwin, MO 63022
314-280-7558

- **David Volz**
Volz Engineering
10849 Indian Head Industrial Blvd
St. Louis, MO 63132
314-890-1234

1. CALL TO ORDER

Acting Chairman Smith called the Planning and Zoning meeting of October 8, 2018 to order at 7:02 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	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 September 24, 2018. Motion seconded by Commissioner Meyer; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

4. APPROVAL OF AGENDA

Mayor Clement 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
5	0	0	2

5. OLD BUSINESS

6. NEW BUSINESS

A. 18-SUP-008 Srinivas Pidikiti, SG Mart, LLC, on behalf of Treetop Associates, owner, has submitted a Special Use Permit request for a retail package liquor store at the property at 701 Big Bend Road in the Treetop Shopping Center. The property is currently zoned C-2 Commercial Zoning District.

Srinivas Pidikiti presented this case. He explained that he planned to buy the liquor store that is currently operating at 701 Big Bend Rd and will not be changing the operations of the business. Director Rippetoe reported that this is an existing business that is just changing ownership which is why this Special Use Permit is required.

Commissioner Korte made the motion to give a positive recommendation to the Board of Aldermen regarding the Special Use Permit of CASE #18-SUP-008. Commissioner Meyer seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

- B. **18-SP-021** Jim Rolwes, Rolwes Construction Inc, owner, is seeking approval of a Site Plan to construct a new single family home to be located at 605 Joyce Ann Drive, in the R-1 Residential Zoning District.

Jim Rolwes presented this case and explained the new home construction of the site plan. Director Rippetoe reported that all documentation had been submitted and the plans meet the requirements of the R-1 Residential Zoning District. Staff had no objections.

Mayor Clement made the motion to approve the Site Plan of CASE #18-SP-021. Commissioner Meyer seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

- C. **18-SP-022** Dr. Senthill Arun, Milestones, LLC, on behalf of LuLu Investments, owner, is seeking approval of a Site Plan to construct a new commercial office building to be located at 14533 Manchester Road, in the C-1 Commercial Zoning District.

David Volz presented this case. He explained the site plan for a 3,577 square foot, one-story building. He also explained that a variance would need to be granted for the greenspace calculations of the site plan. Director Rippetoe explained that the site plan meets all the City's regulations except the greenspace requirements. A 30% greenspace variance for the west side yard and a 24% greenspace variance for the rear yard would be needed and could be granted by the Planning and Zoning Commission.

Commissioner Meyer made the motion to approve the Site Plan of CASE #18-SP-022 with the variances for the greenspace amount. Commissioner Korte seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

7. PLANNING AND ZONING DIRECTOR'S REPORT

Director Rippetoe reported that the Planning and Zoning Department has been reviewing the budget and reevaluating the fee schedule for applications. She also reported on upcoming and previous projects and current Code Enforcement issues.

8. EX-OFFICIO'S REPORT

Alderman Hamill reported that the Board of Aldermen passed the Special Use Permit for the gas station that was presented to the Commission earlier this year. He also reported that budget sessions have begun and there will be meetings later in the month.

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

Acting Chairman Smith made the motion to adjourn the Planning and Zoning Commission meeting of October 8, 2018 at 7:37 p.m. Motion seconded by Mayor Clement; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

Respectfully submitted by:
Cinnamon Mullins, Recording Secretary
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