



CITY OF MANCHESTER

**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

January 9, 2023

THE CITY OF
MANCHESTER
MISSOURI

COMMISSIONERS

CITY OFFICIALS AND STAFF

Jason Truesdell, Chairman (2026)
Jerry Meyer (2025)
Joni Korte (2026)
Mark Smith (2026)
Paula Glaser (2024)
Adam Streeter (2026)

Mike Clement, Mayor
Nelson Nolte, Alderman, Ex-Officio member
Justin Klocke, City Administrator
Spencer Haeggberg, Recording Secretary
Todd Streiler, Consultant

CASES

REPRESENTATIVES OF CASES

Old Business:

New Business:

A. **23-SP-001:** Scott Paul of Vanderbilt Homes, Inc., owner, is seeking approval of a Site Plan to construct a new single-family home to be located at 519 Connie Lane which is zoned "R-1" Single-Family Residential District.

- Scott Paul
2617 Wynncrest Ridge Dr.
Wildwood, MO 63005

CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of January 9, 2023 to order at 6:31 p.m.

2. ROLL CALL

Chairman Truesdell asked the Recording Secretary to take roll.

Commissioner Jerry Meyer	Present	Chairman Jason Truesdell	Present
Commissioner Paula Glaser	Present	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Nelson Nolte	Excused
Commissioner Adam Streeter	Present	Justin Klocke, City Administrator	Present
Mayor Mike Clement	Present	Spencer Haeggberg,	Present
		Recording Secy.	

3. APPROVAL OF MINUTES

Commissioner Korte made the motion to approve the minutes of December 12, 2022. Motion seconded by Commissioner Meyer; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	1

4. APPROVAL OF AGENDA

Mayor Clement made the motion to approve the agenda as presented. Commissioner Korte seconded the motion; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	1

5. Old Business

6. New Business

23-SP-001: Scott Paul of Vanderbilt Homes, Inc., owner, is seeking approval of a Site Plan to construct a new single-family home to be located at 519 Connie Lane which is zoned “R-1” Single-Family Residential District.

Scott Paul provided background for the case. The lot was purchased a while ago. The previous home has been removed. Once built, there will be less impervious surface area than there was with the previous home.

Consultant Streiler provided the staff report. The proposed home meets all setback and zoning requirements. The new home will have 81% greens space in the front yard and the old home had 71% green space in the front yard.

Chairman Truesdell asked how large the lot is and when the house would be completed. Scott Paul stated it is approximately ½ acre and that construction should be complete by the end of the year.

Commissioner Meyer asked about the depth of the swale to which Scott Paul stated that it will be not take all of the water from the back yard and will be 6-12 inches.

Mayor Clement asked if neighbors have been informed and kept up to date on the project. Scott Paul stated that they have had no contact with the northern neighbors and is unsure of other neighbors. He has personally talked to the western neighbors. The previous house was three feet over the side yard setback, and the proposed house does not encroach on the setback.

Chairman Truesdell made the motion to approve 23-SP-001 Commissioner Korte seconded the motion; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	1

7. PLANNING AND ZONING DIRECTOR’S REPORT

Justin Klocke provided the report. Demolition work has started at New City Hall. A completion time of late summer is expected.

Chairman Truesdell asked about the status of a removed fountain at the entrance of a City Park. Justin Klocke stated there were underground leaks that were causing issues.'

An update was given regarding the closed pedestrian bridge at Siebert Park.

8. MAYORAL REPORT

Mayor Clement gave an update regarding annexation. Mayor Clement attended the most recent Boundary Commission meeting instead of the Board of Aldermen meeting due to a last-minute agenda change allowing for public comment. Some questions asked by the commissioners suggest that they had not even read the initial Plan of Intent.

The Commission voted 5-3 to let the proposal go to a vote of the people. One Commissioner stated that this was the strongest Plan of Intent that had ever been submitted to the Commission for consideration.

The Boundary Adjustment with the City of Winchester is nearing completion.

9. EX-OFFICIO'S REPORT

10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Chairman Truesdell asked the Commission if they wanted to keep the 6:30 start time. The Commission agreed that they want to keep that time.

11. ADJOURNMENT

Chairman Truesdell made the motion to adjourn the Planning and Zoning Commission meeting of January 9, 2023, at 7:04 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	1

Respectfully submitted by:
Spencer Haeggberg, Recording Secretary
#