



CITY OF MANCHESTER

PLANNING AND ZONING COMMISSION
MEETING MINUTES
January 10, 2022

THE CITY OF
MANCHESTER
MISSOURI

COMMISSIONERS

Jason Truesdell, Chairman (2022)
Jerry Meyer (2025)
Joni Korte (2022)
Mark Smith (2022)
Paula Glaser (2024)
John Dodge (2022)

CITY OFFICIALS AND STAFF

Mike Clement, Mayor
Nelson Nolte, Alderman, Ex-Officio member
Todd Streiler, Director of Planning & Zoning
Cinnamon Mullins, Recording Secretary

CASES

REPRESENTATIVES OF CASES

A. 21-SUP-006 Timothy Johnson, on behalf of Elmer Kowal, owner, is seeking approval of a Special Use Permit to operate an office relating to cremation services located at 14394 Manchester Road in the City's "PBD" Planned Business District.

- Timothy Johnson
Foundation Cremation Services

1. **CALL TO ORDER**

Chairman Truesdell called the Planning and Zoning meeting of January 10, 2022, 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 Paula Glaser	Present	Commissioner Mark Smith	Present (arrived at 7:02 pm)
Commissioner Joni Korte	Present	Alderman Nelson Nolte	Present
Commissioner John Dodge	Present	Todd Streiler, Director	Present
Mayor Mike Clement	Present	Cinnamon Mullins, Recording Secy	Present

3. **APPROVAL OF MINUTES**

Commissioner Dodge made the motion to approve the minutes of December 13, 2021. Motion seconded by Mayor Clement; 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 Meyer seconded the motion. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
8	0	0	0

5. OLD BUSINESS

6. NEW BUSINESS

- A. 21-SUP-006 Timothy Johnson, on behalf of Elmer Kowal, owner, is seeking approval of a Special Use Permit to operate an office relating to cremation services located at 14394 Manchester Road in the City’s “PBD” Planned Business District.

Timothy Johnson presented this case. He explained that he has worked in the industry for 10 years and is looking to strike out on his own with the proposed business, Foundation Cremation Services. Director Streiler read the conditions the use must comply with in order to be considered for a Special Use Permit.

The Commission raised concerns about the nearby proximity of the proposed cremation service to existing businesses operating in the City. Mr. Johnson responded that his business would not offer the range of services that are offered by similar businesses in Manchester. He furthered that his business’s focus would be on affordable cremation services, while their business offers more selections. Due to this difference, he is not worried about the proximity regarding the functioning of the neighboring business or his own. Mr. Johnson answered the Commission’s questions explaining that no cremation would be done on site and there will be no storage of the bodies on site, just transportation to the offsite cremation.

Members of the Commission expressed concern on the negative impact too many cremations services might have on the community and existing businesses and questioned whether the proposed special use complied with all requirements for approval listed in the City code for the general standards of Special Use Permits.

Chairman Truesdell made the motion to give a favorable recommendation to the Board of Aldermen regarding the Special Use Permit of CASE #21-SUP-006. Commissioner Meyer seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

The roll call vote was as follows: AYE, Commissioner Dodge, Meyer, Korte, Glaser, Smith, and Chairman Truesdell; NAY, Alderman Nolte, and Mayor Clement; ABSTAIN, none; ABSENT, none.

Ayes	Nays	Abstentions	Excused
6	2	0	0

7. PLANNING AND ZONING DIRECTOR’S REPORT

Director Streiler reported that the City had seen an influx of applications for roof mounted solar arrays. He explained that some may come before the Commission if they affect the front façade.

The Commission requested that research on neighboring community’s codes be done to see examples of how municipalities have handled solar regulations.

8. MAYORAL REPORT

Mayor Clement notified the Commission that the City lost the longtime Parks Superintendent, Craig Waterhouse. He furthered that Craig was a beloved member of City staff and will be dearly missed.

9. EX-OFFICIO’S 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 January 10, 2022, at 7:46 p.m. Motion seconded by Mayor Clement; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
8	0	0	0

Respectfully submitted by:
Cinnamon Mullins, Recording Secretary
#