



CITY OF MANCHESTER
PLANNING AND ZONING COMMISSION
MEETING MINUTES
February 8, 2021

<u>COMMISSIONERS</u>	<u>CITY OFFICIALS AND STAFF</u>
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Jason Truesdell, Chairman (2022)
 Jerry Meyer (2021)
 Joni Korte (2022)
 Mark Smith (2022)
 Paula Glaser (2024)
 John Dodge (2022)

Mike Clement, Mayor
 Paul Hamill, Alderman, Ex-Officio member
 Melanie Rippetoe, Director of Planning & Zoning
 Cinnamon Mullins, Recording Secretary

<u>CASES</u>	<u>REPRESENTATIVES OF CASES</u>
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A. 21-SP-001 Whalen Custom Homes, owner, is seeking approval of a Site Plan to construct a new single-family home to be located at 711 Connie Lane, zoned R-1 Single-Family Residential.

- **Michael Whalen**
Whalen Custom Homes, Inc.
 338 S Kirkwood Rd
 Suite 103
 Kirkwood, MO 63122

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of February 8, 2021 to order at 7:03 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	Excused
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

Commissioner Korte made the motion to approve the minutes January 25, 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

Commissioner Korte 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
7	0	0	1

5. OLD BUSINESS

6. NEW BUSINESS

- A. 21-SP-001** Whalen Custom Homes, owner, is seeking approval of a Site Plan to construct a new single-family home to be located at 711 Connie Lane, zoned R-1 Single-Family Residential.

Michael Whalen presented this case. He explained the single family home being proposed and answered the Commissioner’s questions regarding the timeline of the project, demolition of the existing structure and trees on the property. Director Rippetoe reported that the applicant had submitted all required documents and met all of the City’s zoning requirements. Staff had no objections.

Alderman Hamill made the motion to approve the Site Plan of CASE #21-SP-001. Mayor Clement seconded the motion; it was passed 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

Director Rippetoe reported that there would be three cases coming before the Board of Adjustment in March. She also updated the Commission on potential development in the City and Code Enforcement’s ash tree plan.

8. EX-OFFICIO’S REPORT

Aldermen Hamill reported that the City welcomed Tyler Jaycox as the new Assistant Director of Public Works.

9. MAYORAL REPORT

Mayor Clement reported that the City will begin to provide a drive through COVID-19 testing site at Schroeder Park. He also reported that the end of year for 2020 showed less losses than originally predicted at the beginning of the pandemic and that the City has received some of the CARES fund from St. Louis County.

10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Chairman Truesdell commended the efficiency and effectiveness of the Planning and Zoning Commission.

11. ADJOURNMENT

Alderman Hamill made the motion to adjourn the Planning and Zoning Commission meeting of February 8, 2021 at 7:20 p.m. 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

Respectfully submitted by:
Cinnamon Mullins, Recording Secretary
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