



THE CITY OF  
**MANCHESTER**  
MISSOURI

## CITY OF MANCHESTER

### PLANNING AND ZONING COMMISSION MEETING MINUTES February 14, 2022

#### COMMISSIONERS

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

#### CITY OFFICIALS AND STAFF

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

#### CASES

- A. **22-SP-001** Tim & Patricia Weilert (Owner/Applicant) is seeking approval of a Site Plan and Architectural Elevations to construct a new single-family home located at 792 Canary Drive. The property is zoned R-4 Single Family Residential.
- B. **22-SP-002** Kenneth DeBrecht (DeBrecht Home LLC), on behalf of Evergreen Properties, is seeking approval of a Site Plan to construct a new single-family home located at 515 Joyce Ann Drive. The property is zoned R-1 Single Family Residential.
- C. **22-SUB-001** Jamey A. Henson (The Sterling Company), on behalf of Jeremy Roth (Celtic Meadows, LLC/McBride), owner, is seeking approval of a Record Plat for the Arbors at Celtic Meadows Subdivision Plat One. The Preliminary Plat for Celtic Meadows was approved on May 10, 2021, and included 68 single-family homes located at 500 Woods Mill Road; formerly Kennedy High School. The site is zoned "PRD" Planned Residential Development District.

#### REPRESENTATIVES OF CASES

- **Tim Weilert**  
792 Canary Dr  
Manchester, MO 63021
- **Ken and Cindy DeBrecht DeBrecht Homes**  
701 Laurel Oak Dr  
Frontenac, MO 63131
- **Jamey Henson**  
**The Sterling Company**  
5055 New Baumgartner Rd  
St. Louis, MO 63129

#### 1. **CALL TO ORDER**

Chairman Truesdell called the Planning and Zoning meeting of February 14, 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
Commissioner Joni Korte	Present	Alderman Nelson Nolte	Excused
		Todd Streiler, Director	Present
Mayor Mike Clement	Present	Cinnamon Mullins, Recording Secy	Present

**3. APPROVAL OF MINUTES**

Commissioner Meyer made the motion to approve the minutes of January 10, 2022. Motion seconded by Commissioner Korte; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	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
6	0	0	1

**5. OLD BUSINESS**

**6. NEW BUSINESS**

- A. **22-SP-001** Tim & Patricia Weilert (Owner/Applicant) is seeking approval of a Site Plan and Architectural Elevations to construct a new single-family home located at 792 Canary Drive. The property is zoned R-4 Single Family Residential.

Tim Weilert presented this case. He explained that the Commission had previously approved a site plan for this property around a year and a half ago; however, they have made changes to the plans approved at the time. He continued that the revised plans change the rear elevations and allow them to avoid potential drainage issues seen in the previous design.

Director Streiler reported that the plans met all setback and zoning regulations for the R-4 zoning district. Director Streiler responded to the Commissioner’s questions and clarified that retaining walls can be located in the setback of a property. Mr. Weilert informed the Commission that the house was demolished around three years ago and confirmed that it is located on a Manchester maintained street, not a paper street.

Chairman Truesdell made the motion to approve the Site Plan of CASE #22-SP-001. Mayor Clement seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

- B. **22-SP-002** Kenneth DeBrecht (DeBrecht Home LLC), on behalf of Evergreen Properties, is seeking approval of a Site Plan to construct a new single-family home located at 515 Joyce Ann Drive. The property is zoned R-1 Single Family Residential.

Kenneth and Cindy DeBrecht presented this case. They explained that the presented single-family structure is a custom design home for new owners. The structure is a one and a half story home with a three car side entry and a one car front entry garage. Mr. DeBrecht continued that the previous structure was demolished approximately three years ago.

Director Streiler reported that the lot is currently cleared, and the applicant is proposing a new single-family home. The proposed structure meets all zoning regulations for the R-1 zoning district. He answered the Commissioner’s questions about the window well, assuring that there would be a fence or something of the like to make sure the window well is not a safety issue.

The Commission expressed concerns on the about the water runoff of the new structure not being contained on the property. Director Streiler clarified that projects of this size are not flagged for stormwater review by the City Engineer, so the City had not checked the calculations provided beyond verification of greenspace requirements. Mr. DeBrecht clarified that all calculations were completed by a hired engineering firm. The Commission recommended that due to the size of the structure and the contour of the property, the City Engineer look at the plans for water runoff issues.

Commissioner Meyer made the motion to table the Site Plan of CASE #22-SP-002 pending review by the City Engineer. Mayor Clement seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

- C. **22-SUB-001** Jamey A. Henson (The Sterling Company), on behalf of Jeremy Roth (Celtic Meadows, LLC/McBride), owner, is seeking approval of a Record Plat for the Arbors at Celtic Meadows Subdivision Plat One. The Preliminary Plat for Celtic Meadows was approved on May 10, 2021, and included 68 single-family homes located at 500 Woods Mill Road: formerly Kennedy High School. The site is zoned “PRD” Planned Residential Development District.

Jamey Henson presented this case. He explained that the Commission was reviewing the record plat for the 34 lots of Phase I of the Arbors at Celtic Meadows subdivision. He continued that the streets, grading, and detention of the development would be completed in Phase I.

Planning Consultant Streiler reported that the applicant would be seeking a favorable recommendation of the presented record plat located in the Planned Residential District. He continued that this was the record plat of the site development plan that was previously approved on May 10, 2021. Planning Consultant Streiler continued that the plan meets all the City’s regulations and will go on to the Board of Aldermen for final approval.

Mr. Henson answered the Commissions questions regarding the splitting of the project into two phases. He notified the Commission that Phase II would be presented to the Commission soon. Director Streiler answered the Commission’s questions and informed them that the final plat of this case is consistent with the previously approved preliminary plat. He clarified the process of plat approval for the Commissioners.

Mayor Clement made the motion to give a favorable recommendation to the Board of Aldermen regarding the Final Record Plat of CASE #22-SUB-001. Chairman Truesdell seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

**7. PLANNING AND ZONING DIRECTOR’S REPORT**

Director Streiler updated the Commission on the solar projects previously discussed. He explained that upon further review there were other properties in the neighboring areas with similar designs and that the projects would not need to go before the Commission. He also updated the Commissioners on the status of redevelopment proposals and the Plan of Intent (POI) the City had been working on. He notified the Commission of updates on previously presented cases.

**8. MAYORAL REPORT**

Mayor Clement gave the Commission more information on the meetings with PACE Properties regarding the RFP. He noted that there have been events in the St. Louis area, along with shortages and inflation that have impacted the interest of developers in large scale developments such as the one Manchester is pursuing. Mayor Clement updated the Commission on annexation efforts and the status of the new city hall. He continued that at the last Board of Aldermen meeting, the Board approved the pool management company for the upcoming season, the purchase of vehicles for the Police Department, and the seeking of grant funds for development and updates of Schroeder Park.

**9. EX-OFFICIO’S REPORT**

**10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION**

**11. ADJOURNMENT**

Mayor Clement made the motion to adjourn the Planning and Zoning Commission meeting of February 14, 2022, at 7:50 p.m. Motion seconded by Commissioner Meyer; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

Respectfully submitted by:  
Cinnamon Mullins, Recording Secretary  
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