



CITY OF MANCHESTER

PLANNING AND ZONING COMMISSION
MEETING MINUTES
March 14, 2022

THE CITY OF
MANCHESTER
MISSOURI

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
Amy Starck, Planner
Cinnamon Mullins, Recording Secretary
Spencer Haeggberg, Recording Secretary

CASES

A. **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.

REPRESENTATIVES OF CASES

- **Ken and Cindy DeBrecht DeBrecht Homes**
701 Laurel Oak Dr
Frontenac, MO 63131

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
Commissioner Joni Korte	Present	Alderman Nelson Nolte	Excused
		Todd Streiler, Director of	Present
Mayor Mike Clement	Present	Amy Starck, Planner	Present
		Cinnamon Mullins,	Present
		Recording Secy	
		Spencer Haeggberg,	Present
		Recording Secy	

3. APPROVAL OF MINUTES

Mayor Clement made the motion to approve the minutes of February 14, 2022. Motion seconded by Commissioner Meyer; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
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4. APPROVAL OF AGENDA

Commissioner Meyer made the motion to approve the agenda as presented. Mayor Clement seconded the motion. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

5. OLD BUSINESS

A. 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.

Director Streiler informed the Commission that the City’s engineer determined that pre and post development water runoff will be functionally equivalent.

Ken DeBrecht had no new information to share.

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

Ayes	Nays	Abstentions	Excused
6	0	0	1

6. NEW BUSINESS

7. PLANNING AND ZONING DIRECTOR’S REPORT

Director Streiler gave an update regarding the City’s definition of “family.”

Amy Starck and Spencer Haeggberg were introduced as new Planning and Zoning staff members.

The City has learned that Dr. John’s sign is illuminated at night. The City will be looking into whether or not they are operating during nighttime hours.

8. MAYORAL REPORT

Mayor Clement agreed that it was a good idea to have the Engineer look at the case discussed at this meeting.

The Special Use Permit that the Commission recommended for approval to the Board of Aldermen was denied at the most recent meeting.

The City is meeting with neighborhood trustees in the unincorporated areas the City is attempting to annex. The Plan of Intent should be submitted in April.

The Board of Aldermen is continuing to discuss updates to the City’s rules regarding solicitation and canvassing.

Chairman Truesdell inquired about the vacancy on the Commission to which Mayor Clement responded he is working on filling the vacancy. Many potential members fear it will take up too much of their time. Chairman Truesdell also inquired as to whether the City will receive some money from the opioid settlement. Mayor Clement said the City will receive some of that money.

Mayor Clement encouraged the Commission to continue supporting Proposition U. If passed, it could generate \$500,000 or more for the City. Much of that money would go to eliminating the trash fee. St. Louis County is seeking to pass a similar us tax called Proposition C. If passed, Proposition C could support the City.

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 March 14 , 2022, at 7:25 p.m. Motion seconded by Mayor Clement; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

Respectfully submitted by:
Spencer Haeggberg, Recording Secretary
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