



CITY OF MANCHESTER

PLANNING AND ZONING COMMISSION
MEETING MINUTES
March 28, 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
Spencer Haeggberg, Recording Secretary

CASES

- A. **21-SP-019:** Jeff Day & Associates, on behalf of Thomas Lange, owner, is seeking approval of a Site Plan to construct a one (1) car garage addition to an existing single-family home located at 11 Le Tour Drive. The property is zoned R-2A Single Family Residential.
- B. **22-SUP-001:** David Candy of Movement 4 Life Physical Therapy, on behalf of Delphi Realty, owner, has applied for a Special Use Permit to allow "Physical Therapy" to be located at 14585-14587 Manchester Road in the "C-1" Commercial District.

REPRESENTATIVES OF CASES

- **Thomas Lange**
1226 Woodridge Trails Dr, Fenton MO, 63026
- **David Candy**
2214 Meramec Oak Ln, Fenton MO, 63026

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of January 10, 2022, 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	Present
Commissioner Joni Korte	Present (Joined 7:09)	Alderman Nelson Nolte	Present
		Todd Streiler, Director of	Present
Mayor Mike Clement	Present	Amy Starck, Planner	Present
		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
6	0	0	1

4. APPROVAL OF AGENDA

Commissioner Meyer made the motion to approve the agenda as presented. Commissioner Nolte 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. 21-SP-019: Jeff Day & Associates, on behalf of Thomas Lange, owner, is seeking approval of a Site Plan to construct a one (1) car garage addition to an existing single-family home located at 11 Le Tour Drive. The property is zoned R-2A Single Family Residential.

Thomas Lange provided context for his request. He is moving his growing family. At the beginning of the renovation process, it caught fire. He wants to add a an additional single-car garage to supplement the existing two-car garage.

Director Streiler noted that the proposed solution is interesting. The current garage is rear entry and will be moved to the front. The additional stall will be added to the side of the existing structure and will also be front entry. The front façade of the new addition will use the same brick material as the existing structure. The project meets all City requirements.

Chairman Truesdell made the motion to approve the Site Plan of CASE #21-SP-019. 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-SUP-001: David Candy of Movement 4 Life Physical Therapy, on behalf of Delphi Realty, owner, has applied for a Special Use Permit to allow “Physical Therapy” to be located at 14585-14587 Manchester Road in the “C-1” Commercial District.

David Candy provided context for his request. He currently rents a different space in Manchester’s “PBD” district and has been doing so for three years. He is looking to move to a larger space.

Director Streiler is surprised a Special Use Permit is required in “C-1.” There are no concerns with the proposed use.

Commissioner Meyer made the motion to approve the Site Plan of CASE #22-SP-002. 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	0

7. PLANNING AND ZONING DIRECTOR'S REPORT

Director Streiler gave an update regarding the City's GIS license.

Code enforcement is working to remove temporary signs in the Right-of-Way.

A final recommendation has been given for the Plan of Intent.

8. MAYORAL REPORT

Mayor Clement gave an update regarding the AT&T subcontractors who began work without a permit. They now have all required permits. It is a large project, so they will likely be in the City for a while.

The last three town hall meetings regarding annexation are on Tuesday, March 29. The City is continuing to meet with neighborhood trustees and will host a couple business focused town halls. The plan of intent will be submitted in late April.

9. EX-OFFICIO'S REPORT

10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

11. ADJOURNMENT

Chairman Nolte made the motion to adjourn the Planning and Zoning Commission meeting of March 28, 2022, at 7:31 p.m. Motion seconded by Commissioner Meyer motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

Respectfully submitted by:
 Spencer Haeggberg, Recording Secretary
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