



THE CITY OF  
**MANCHESTER**  
MISSOURI

**CITY OF MANCHESTER**  
**PLANNING AND ZONING COMMISSION**  
**MEETING MINUTES**  
**April 11, 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  
Amy Starck, Planner  
Spencer Haeggberg, Recording Secretary

CASES

- A. **22-SUB-002:** Paula Hart of Hart Engineering, on behalf of Fruit Stand, LLC, owner, is seeking approval of a Boundary Adjustment Plat to consolidate two parcels addressed as 14433 and 14435 Manchester Road and zoned "C-1" Commercial District.
- B. **22-SP-003:** Paula Hart of Hart Engineering, on behalf of Fruit Stand, LLC, owner, is seeking approval of a Site Plan to construct a new parking lot on a property located at 14435 Manchester Road and zoned "C-1" Commercial District.

REPRESENTATIVES OF CASES

- **Paula Hart**  
5717 Mango Dr, St. Louis, MO 63129
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**1. CALL TO ORDER**

Chairman Truesdell called the Planning and Zoning meeting of April 11, 2022 to order at 7:14 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	Excused	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Nelson Nolte	Present
		Todd Streiler, Director of	Present
Mayor Mike Clement	Excused	Amy Starck, Planner	Present
		Spencer Haeggberg,	Present
		Recording Secy	

**3. APPROVAL OF MINUTES**

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

Ayes	Nays	Abstentions	Excused
5	0	0	2

**4. APPROVAL OF AGENDA**

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

Ayes	Nays	Abstentions	Excused
5	0	0	2

**5. OLD BUSINESS**

**6. NEW BUSINESS**

Chairman Truesdell made the motion to have the applicant present both of their cases at the same time. Separate votes will be taken after discussing both cases. Commissioner Meyer seconded the motion. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

- A. 22-SUB-002:** Paula Hart of Hart Engineering, on behalf of Fruit Stand, LLC, owner, is seeking approval of a Boundary Adjustment Plat to consolidate two parcels addressed as 14433 and 14435 Manchester Road and zoned “C-1” Commercial District.

Paula Hart provided context for the request. Fruit Stand, LLC purchased the property at 14435 Manchester Road in order to build a parking lot. Per City Code, that is not an allowed use without a primary structure which is why they want to consolidate the two lots.

Planner Starck noted that consolidation would eliminate a flag lot and the resulting lot would be a legal lot. She recommended that the Signature Block be amended to reflect the current City Clerk, Michelle Melugin.

- B. 22-SP-003:** Paula Hart of Hart Engineering, on behalf of Fruit Stand, LLC, owner, is seeking approval of a Site Plan to construct a new parking lot on a property located at 14435 Manchester Road and zoned “C-1” Commercial District.

Director Streiler noted that this would not only eliminate a flag lot, but also bring the current business at 14433 Manchester Road into compliance with the City’s Parking Code. Nine are required, but they currently only have eight. Two of those spots are used for outdoor storage in accordance with a Special Use Permit leaving only six parking stalls. This site plan would add an additional 29 parking stalls bringing them into compliance.

This lot was established prior to the City’s Greenspace Regulations. Therefore, the Planning and Zoning Commission can authorize a waiver of the greenspace requirements.

The site will take in a great deal of water and has been given full MSD approval. The lot is currently in a state of disrepair and this site plan would be an improvement to the location.

Chairman Truesdell made the motion to give a favorable recommendation to the Board of Aldermen regarding CASE #22-SUB-002 with the Title Block amended to reflect the current City Clerk. Chairman Korte seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

Chairman Truesdell made the motion to approve the Site Plan of CASE #22-SP-003 with a variance from the City’s Green Space Requirements. Commissioner Meyer seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

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

Director Streiler gave an update regarding Dr. Candy’s SUP application. It will be heard at the April 18, 2022 Board of Aldermen Meeting.

The Planning Department is currently working on a fence variance.

The final annexation open house meetings were held.

Director Streiler is working with Planner Starck to create a log of potential zoning code updates. This will not be presented until the end of the annexation effort.

Commissioner Korte enquired about the AT&T subcontractors and their work.

Director Streiler noted that this issue has been elevated to the Mayor’s office and that issues should be addressed to him.

Commissioner Meyer asked if there was much resistance at the annexation meetings.

Director Streiler responded that there are a few groups who are resistant to the idea of annexation, but most individuals seem to be supportive of the effort.

**8. MAYORAL REPORT**

**9. EX-OFFICIO’S REPORT**

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

**11. ADJOURNMENT**

Alderman Nolte made the motion to adjourn the Planning and Zoning Commission meeting of April 11, 2022, at 7:50 p.m. Motion seconded by Chairman Truesdell. Motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

Respectfully submitted by:  
Spencer Haeggberg, Recording Secretary  
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