



CITY OF MANCHESTER

PLANNING AND ZONING COMMISSION
MEETING MINUTES
April 26, 2021

THE CITY OF
MANCHESTER
MISSOURI

COMMISSIONERS

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

CITY OFFICIALS AND STAFF

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

CASES

REPRESENTATIVES OF CASES

- A. **21-SIGN-001 901 Howard George Drive** Kevin McGowan, applicant, on behalf of JCKW, owner, is seeking approval of a Sign Permit in order to install a ground sign for Auto Trim Restyling located at 901 Howard George Drive, in the C-1 Commercial Zoning District.
- B. **21-SP-010 631 Big Bend Rd** Lazy River Grill, applicant, on behalf of Gershman Real Estate, owner, is seeking approval of a Site Plan in order to install outdoor patio at an existing restaurant, Lazy River Grill, located at 631 Big Bend Road, in the C-2 Commercial Zoning District.

- **Kevin McGowan**
Auto Trim Restyling
901 Howard George Dr
Manchester, MO 63021
- **John Marciano**
Lazy River Grill
631 Big Bend Rd
Manchester, MO 63021

1. CALL TO ORDER

Mayor Clement called the Planning and Zoning meeting of April 26, 2021 to order at 7:05 p.m.

2. ROLL CALL

Mayor Clement asked the Recording Secretary to take roll.

Commissioner Jerry Meyer	Present	Chairman Jason Truesdell	Excused
Commissioner Paula Glaser	Present	Commissioner Mark Smith	Present
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 Meyer made the motion to approve the minutes April 12, 2021. Motion seconded by Alderman Hamill; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	1

4. APPROVAL OF AGENDA

Alderman Hamill 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-SIGN-001 901 Howard George Drive** Kevin McGowan, applicant, on behalf of JCKW, owner, is seeking approval of a Sign Permit in order to install a ground sign for Auto Trim Restyling located at 901 Howard George Drive, in the C-1 Commercial Zoning District.

Kevin McGowan presented this case. He explained that with the addition of other businesses in the area, they are working on expanding the retail side of their business. Mr. McGowan continued that the proposed sign would make the business more visible and give clarity to customers trying to find their location. He explained that the proposed sign is located at the corner of Howard George and Enchanted Parkway. Director Rippetoe reported that the sign is proposed 30ft from the property line and met all setback and zoning regulations. Staff had no objections.

Alderman Hamill made the motion to approve the Sign of CASE #21-SIGN-001. Commissioner Meyer seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	1

- B. **21-SP-010 631 Big Bend Rd** Lazy River Grill, applicant, on behalf of Gershman Real Estate, owner, is seeking approval of a Site Plan in order to install outdoor patio at an existing restaurant, Lazy River Grill, located at 631 Big Bend Road, in the C-2 Commercial Zoning District.

John Marciano presented this case. He explained that they have wanted to put a patio in at Lazy River Grill for a while, but through the pandemic patio and outdoor seating has become more in demand. He explained that this would make them competitive with surrounding businesses and help them regain customers during the pandemic. Director Rippetoe reported that there are precautions being taken to ensure the safety of patio seating due to its location in the parking lot. She reported that the proposed patio meets all the City's regulations and staff had no objections.

Commissioner Meyer made the motion to give a favorable recommendation to the Board of

Aldermen regarding the Site Plan of CASE #21-SP-010. Commissioner Korte 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 she has been working on catching up on projects after being on leave. She continued that this would be Alderman Hamill’s last meeting and thanked him for all his years of service on the Commission and in the City of Manchester. Additionally, Director Rippetoe reported on cases that would be coming before the Commission in future meetings.

8. EX-OFFICIO’S REPORT

Alderman Hamill reported that the City’s quarterly financials came in and everything is on track. He also reported that there was another extension granted for the Special Use Permit for the service station.

9. MAYORAL REPORT

Mayor Clement thanked Alderman Hamill for his time as liaison for the Planning & Zoning Commission. He reported that the City is almost closed on the Commerce building. He notified the Commission that there would be a special open house for staff members and members of the City’s boards and commissions. He continued that the architects would make a plan for the building after closing. Mayor Clement also reported that the first quarter financials show a surplus for the City.

10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

11. ADJOURNMENT

Commissioner Meyer made the motion to adjourn the Planning and Zoning Commission meeting of April 26, 2021 at 7:24 p.m. Motion seconded by Commissioner Korte; 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
 # # #