



CITY OF MANCHESTER
PLANNING AND ZONING COMMISSION
MEETING MINUTES
May 9, 2022

<u>COMMISSIONERS</u>	<u>CITY OFFICIALS AND STAFF</u>
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Jason Truesdell, Chairman (2026)
 Jerry Meyer (2025)
 Joni Korte (2026)
 Mark Smith (2026)
 Paula Glaser (2024)
 Adam Streeter (2026)

Mike Clement, Mayor
 Nelson Nolte, Alderman, Ex-Officio member
 Todd Streiler, Director of Planning & Zoning
 Amy Starck, Planner
 Spencer Haeggberg, Recording Secretary

<u>CASES</u>	<u>REPRESENTATIVES OF CASES</u>
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A. **22-SUB-003:** 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 Two containing 34 of the 68 single-family home lots approved on the preliminary plat on May 10, 2021. The site is located at 500 Woods Mill Road, formerly Kennedy High School. The site is zoned "PRD" Planned Residential Development District.

- **Taylor Stuart**
 5091 New Baumgartner Rd.
 St. Louis, MO 63129

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of May 9, 2022 to order at 7:01 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 (7:09)	Alderman Nelson Nolte	Present
Commissioner Adam Streeter	Present	Todd Streiler, Director	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 April 25, 2022. Motion seconded by Commissioner Meyer; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	1

4. APPROVAL OF AGENDA

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

Ayes	Nays	Abstentions	Excused
7	0	0	1

5. OLD BUSINESS

6. NEW BUSINESS

Chairman Truesdell and Mayor Clement welcomed new commission member Adam Streeter.

- A. **22-SUB-003:** 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 Two containing 34 of the 68 single-family home lots approved on the preliminary plat on May 10, 2021. The site is located at 500 Woods Mill Road, formerly Kennedy High School. The site is zoned "PRD" Planned Residential Development District.

Director Streiler noted Plat One has already been approved and recorded. Plat Two includes 34 lots ranging in square footage from 9,000-14,000. The setbacks are 20 feet for the front yard, 6 feet for the side yard, and 15 feet for the rear yard. Greenspace requirements are 50% for front, side, and rear yards.

Commissioner Streeter wanted to confirm all documentation including Certificates of Title and Indenture have been received.

Director Streiler responded that these were included with Plat One. The City has also received a Letter of Credit.

Commissioner Streets enquired as to how many lots have been sold.

Mr. Stuart stated that over 40 lots have been sold thus far, but he does not know the exact number. The entire subdivision is essentially being built in one phase.

Chairman Truesdell made the motion to give a favorable recommendation to the Board of Aldermen regarding CASE #22-SUB-003. Commissioner Meyer seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
8	0	0	0

7. PLANNING AND ZONING DIRECTOR'S REPORT

Director Streiler noted that there are currently two large projects underway. One is a family care center on Topwood. The other is a new micro fulfillment center at Wal-Mart.

The monument sign for Celtic Meadows is still under review.

Approximately two acres of land was recently sold on Hanna Rd. It will likely be subdivided into three lots.

8. MAYORAL REPORT

Mayor Clement thanked Commissioners Korte and Smith along with Chairman Truesdell for agreeing to serve another term on the Commission.

The City is close to submitting the Plan of Intent for the annexation effort.

The City is in the process of creating a 501(C)3 nonprofit that will be able to seek and use funds in areas of the City with unique needs.

The memorial of Alderman Hudson was held. There were 120-130 attendees.

Memorial Day events will begin at 10:00 at the Veteran’s Memorial. There will be a band, bagpiper, and bald eagle.

The City will likely transition to LAGERS retirement plan. This will be a significant enhancement that will help attract and retain employees.

Sales tax is doing well. It is 10-14% above projected values. The City will likely end the year with a surplus.

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 May 9, 2022, at 7:25 p.m. Motion seconded by Commissioner Meyer. Motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
8	0	0	0

Respectfully submitted by:
Spencer Haeggberg, Recording Secretary
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