



THE CITY OF
MANCHESTER
MISSOURI

CITY OF MANCHESTER

PLANNING AND ZONING COMMISSION MEETING MINUTES May 10, 2021

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

Melanie Rippetoe, Director of Planning & Zoning
Cinnamon Mullins, Recording Secretary

CASES

- A. 21-REZ-001 500 Woods Mill Road**
Katherine Moore, on behalf of McBride Berra Land Company, LLC, owner under contract, is seeking approval to rezone a property located 500 Woods Mill Road, currently zoned R-1 Single-Family Residential, to PRD Planned Residential Development District in order to create a subdivision consisting of 68 single-family homes.
- B. 21-SP-004 500 Woods Mill Road**
Katherine Moore, on behalf of McBride Berra Land Company, LLC, owner under contract, is seeking approval of a Site Plan for a subdivision consisting of 68 single-family homes to be located at 500 Woods Mill Road, in an area the currently zoned R-1 Single-Family Residential, proposed to be rezoned to a PRD Planned Residential Development District.
- C. 21-SUB-001 500 Woods Mill Road**
Katherine Moore, on behalf of McBride Berra Land Company, LLC, owner under contract, is seeking approval of a Subdivision Preliminary Plat for a subdivision consisting of 68 single-family homes to be located at 500 Woods Mill Road, in an area the currently zoned R-1 Single-Family

REPRESENTATIVES OF CASES

- **Katherine Moore**
McBride Homes
1609 Swingley Ridge Rd
Chesterfield, MO 63017

Residential, proposed to be rezoned to a PRD Planned Residential Development District.

- D. 21-SP-011 518 Connie Lane** • **Thomas Krieger**
 McKelvey Homes, owner, is seeking approval of a Site Plan to construct a new single-family home to be located at 518 Connie Lane, zoned R-1 Single-Family Residential. **McKelvey Homes**
 218 Chesterfield Towne Centre
 Chesterfield, MO 63005

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of May 10, 2021, to order at 7:02 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		
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 26, 2021. Motion seconded by Mayor Clement; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

4. APPROVAL OF AGENDA

Commissioner Smith made the motion to move agenda item D of new business to be presented first. Mayor Clement seconded the motion. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

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

Ayes	Nays	Abstentions	Excused
7	0	0	0

5. OLD BUSINESS

6. NEW BUSINESS

- D. **21-SP-011 518 Connie Lane** McKelvey Homes, owner, is seeking approval of a Site Plan to construct a new single-family home to be located at 518 Connie Lane, zoned R-1 Single-Family Residential.

Thomas Krieger presented this case. He explained that this project was originally approved by the Commission; however, the property had been sold and the homeowner wanted to make changes to the originally approved site plan. Mr. Krieger explained that the elevation is slightly changed and the garage on the site changed. Director Rippetoe reported that the applicant had submitted all required documents and the proposed home meets all of the City’s zoning and setback regulations. Staff had no objections.

The Commission posed questions to the applicant regarding the potential runoff and drainage issues with the driveway and side garage. The Commission and Mr. Krieger discussed ways to redirect the runoff to be contained on the lot.

Chairman Truesdell made the motion to table the Site Plan of CASE #21-SP-011 until the water runoff issue has been addressed and reviewed by the City Engineer. 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

Cases 21-REZ-001, 21-SP-004 and 21-SUB-001 were presented together.

- A. **21-REZ-001 500 Woods Mill Road** Katherine Moore, on behalf of McBride Berra Land Company, LLC, owner under contract, is seeking approval to rezone a property located 500 Woods Mill Road, currently zoned R-1 Single-Family Residential, to PRD Planned Residential Development District in order to create a subdivision consisting of 68 single-family homes.
- B. **21-SP-004 500 Woods Mill Road** Katherine Moore, on behalf of McBride Berra Land Company, LLC, owner under contract, is seeking approval of a Site Plan for a subdivision consisting of 68 single-family homes to be located at 500 Woods Mill Road, in an area the currently zoned R-1 Single-Family Residential, proposed to be rezoned to a PRD Planned Residential Development District.
- C. **21-SUB-001 500 Woods Mill Road** Katherine Moore, on behalf of McBride Berra Land Company, LLC, owner under contract, is seeking approval of a Subdivision Preliminary Plat for a subdivision consisting of 68 single-family homes to be located at 500 Woods Mill Road, in an area the currently zoned R-1 Single-Family Residential, proposed to be rezoned to a PRD Planned Residential Development District.

Katherine Moore presented this case. She explained the proposed projects consisted of a 68 detached single family home subdivision with 2.6 acres of open common ground with access from Woodsmill Rd and connection on Miremont Dr. She further explained that with the rezoning they are requesting a variance for a 50% greenspace requirement instead of the current 70% greenspace requirement for the Planned Residential District. This zoning and variance would allow for more flexible and efficient designs, and additional greenspace would be preserved in the common ground, which also includes a community park and easements to the City for potential trail use at a later date.

Director Rippetoe reported that the applicant had submitted all required documentation. She continued that the overall density of 3.05 homes per acre was higher than the surrounding subdivisions, and although the lots overall are smaller, they vary in size similarly to the proposal.

She added that the Rezoning of the parcel was inconsistent with the City’s 2004 Comprehensive Plan which shows the property continued as institutional/government use; however, residential zoning was consistent with the surrounding areas.

Director Rippetoe answered the Commissioner’s questions explaining the Planned Residential Zoning District requirements and confirmed the proposal has a higher density than the surrounding residential. Though the proposed density is similar to other zoning districts in Manchester, the Commission voiced concern over the higher density at this location. Director Rippetoe clarified that the City and MODOT were not requiring a traffic study due to the two entrances available and because the proposed use is not more intensive than the school previously located on this site. Ms. Moore answered the Commissioner’s questions about the greenspace variance, assuring that the 50% would be met with the 3-car garages proposed on the lots. Ms. Moore continued that the Homeowners Association will maintain structures, such as retaining walls, that are on multiple properties and the common ground.

Chairman Truesdell asked if there were any comments from the public.

Jami Swindell, resident, stated her concerns of water run-off and traffic overflow from the development and requested a traffic study. She added that she had not received any communication from the developer and worry that they are not taken current residents into consideration in their plan.

Jayne, resident, expressed her concern about the noise, dust and waterflow pressure created by the construction. She continued that this construction and use would be more invasive than the previous use as John F. Kennedy High School and Fontbonne University.

Chairman Truesdell closed public comments.

Chairman Truesdell made the motion to give a favorable recommendation to the Board of Aldermen regarding the Rezoning of CASE #21-REZ-001. 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

Chairman Truesdell made the motion to give a favorable recommendation to the Board of Aldermen regarding the Site Plan of CASE #21-SP-004. 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

Chairman Truesdell made the motion to give a favorable recommendation to the Board of Aldermen regarding the Subdivision Preliminary Plat of CASE #21-SUB-001. Commissioner Dodge 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 Rippetoe updated the Commission on previously presented cases. She also reported that the department has seen an increase in residential permitting in the last year and that Code Enforcement has had several grass hearings and violations.

8. EX-OFFICIO’S REPORT

9. MAYORAL REPORT

Mayor Clement reported that Alderman Hamill is now retired as Alderman and that Carl Hudson was sworn in at the last Board of Aldermen meeting. Mayor Clement explained that the Board of Aldermen would be holding blended meetings with availability to be present in person or join via Zoom. He also announced that there would be an electronics recycling event held at Schroeder Park on Saturday, May 15th and that the City would be hosting a viewing of the Commerce Bank building for City staff and boards on May 20th.

10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

11. ADJOURNMENT

Commissioner Meyer made the motion to adjourn the Planning and Zoning Commission meeting of May 10, 2021, at 8:07 p.m. Motion seconded by Mayor Clement; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

Respectfully submitted by:
Cinnamon Mullins, Recording Secretary
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