



THE CITY OF
MANCHESTER
MISSOURI

CITY OF MANCHESTER

PLANNING AND ZONING COMMISSION MEETING MINUTES June 14, 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
Nelson Nolte, Alderman, Ex-Officio member
Melanie Rippetoe, Director of Planning & Zoning
Cinnamon Mullins, Recording Secretary

CASES

REPRESENTATIVES OF CASES

A. **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**
McKelvey Homes
218 Chesterfield Towne Centre
Chesterfield, MO 63005

B. **21-SP-012 431 Ava Renee Drive** Flower and Fendler Inc., owner, is seeking approval of a Site Plan to construct a new single-family home to be located at 431 Ava Renee Drive, zoned R-4 Single-Family Residential.

- **Sean Flower**
Flower and Fendler
PO Box 270255
St. Louis, MO 63127

C. **21-SP-013 706 Joyce Ann Drive** McKelvey Homes, owner, is seeking approval of a Site Plan to construct a new single-family home to be located at 706 Joyce Ann Drive, zoned R-1 Single-Family Residential.

- **Thomas Krieger**
McKelvey Homes
218 Chesterfield Towne Centre
Chesterfield, MO 63005

D. **21-SUP-002 555 St. Joseph Lane** Academy of St. Louis, applicant, on behalf of St. Louis County Catholic Church Real Estate Corp., owner, has applied for approval of a Special Use Permit to allow a K-12 school to be located at 555 St. Joseph Lane, in the R-1 Single-Family Residential Zoning District.

- **Stephen Notestine & Terri O'Daniel**
Academy of St. Louis
1633 Kehrs Mill Rd
Chesterfield, MO 63005
- **Fr. Thomas Pastorius**
St. Joseph Parish
567 St. Joesph Ln
Manchester, MO 63021

1. **CALL TO ORDER**

Chairman Truesdell called the Planning and Zoning meeting of June 14, 2021, 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	Excused	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Nelson Nolte	Present
Commissioner John Dodge	Present	Melanie Rippetoe, Director	Present
Mayor Mike Clement	Present	Cinnamon Mullins, Recording Secy	Present

3. APPROVAL OF MINUTES

Commissioner Dodge made the motion to approve the minutes May 10, 2021. 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

Mayor Clement 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
6	0	0	1

5. OLD BUSINESS

- A. 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.

Tom Krieger presented this case. He explained that the Commission previously tabled the project due to storm water runoff concerns with the garage. The redesigned plans took the concerns into consideration and have changed the garage from a previously proposed side entry to a front entry garage. Director Rippetoe reported that the applicant had submitted all documentation and that the redesigned driveway is further away from the property line than the previous proposal. She also reported that the City Engineer did not foresee any issues with water runoff.

Mayor Clement made the motion to approve the Site Plan of CASE #21-SP-011. Commissioner Mayer seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

6. NEW BUSINESS

Chairman Truesdell made the motion at 7:07pm to amend the agenda and present New Business item B first. Commissioner Dodge seconded the motion. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	1

- B. **21-SP-013 706 Joyce Ann Drive** McKelvey Homes, owner, is seeking approval of a Site Plan to construct a new single-family home to be located at 706 Joyce Ann Drive, zoned R-1 Single-Family Residential.

Thomas Krieger presented this case. He explained that he was seeking approval of a site plan for a new one-story ranch style home. Director Rippetoe reported that the applicant had submitted all required documentation and the project met all the City’s regulations. Director Rippetoe continued that due to the runoff concerns on the project at 518 Connie Ln, the City Engineer reviewed the plans and had no concerns with stormwater.

Commissioner Dodge made the motion to approve the Site Plan of CASE #21-SP-013. 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	1

- A. **21-SP-012 431 Ava Renee Drive** Flower and Fendler Inc., owner, is seeking approval of a Site Plan to construct a new single-family home to be located at 431 Ava Renee Drive, zoned R-4 Single-Family Residential.

Sean Flower presented this case. He explained the new single family home and informed the Commission that this approval would allow them to finish the backyard swale and final sod for the that area of the development. Director Rippetoe reported that the applicant had submitted all required documentation and the project met all of the City’s regulations. Staff had no objection. Mr. Flower answered the Commission’s questions explaining that this is the last open lot in the development.

Mayor Clement made the motion to approve the Site Plan of CASE #21-SP-012. 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

- C. **21-SUP-002 555 St. Joseph Lane** Academy of St. Louis, applicant, on behalf of St. Louis County Catholic Church Real Estate Corp., owner, has applied for approval of a Special Use Permit to allow a K-12 school to be located at 555 St. Joseph Lane, in the R-1 Single-Family Residential Zoning District.

Steve Notestine presented this case. He explained that the Academy of St. Louis is a Catholic school that educates special needs children grades K-12. He explained that the school had outgrown their current location and are wanting to occupy the first floor of the St. Joseph school building. Mr. Notestine furthered that the only improvements on the property would be the expansion of the circle drive to increase safety for the students.

Director Rippetoe reported that this was not a new use to the location and there were no adverse effects on the community when the previous school operated. Staff had no objections.

Director Rippetoe answered the Commission’s questions regarding the expansion to the circle drive.

Mr. Notestine and Terri O’Daniel answered the Commission’s questions regarding the school. Ms. O’Daniel explained that their school had the same Cognia accreditation for their students as the Parkway and Rockwood school districts and that their school offers a transition program for graduating students. Mr. Notestine explained that the student body consisted of families from around the St. Louis region, including those of the St. Joseph Parish and the surrounding West County area. He continued that there would be shared space in the cafeteria and gym with the current parish programs. Father Pastorius, of St. Joseph’s Parish, furthered that the parish is very supportive and believed it would be a great addition to the community and school.

Mayor Clement made the motion to give a favorable recommendation to the Board of Aldermen regarding the Special Use Permit of CASE #21-SUP-002. 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

7. PLANNING AND ZONING DIRECTOR’S REPORT

Director Rippetoe reported that the department has seen an increase in permits applied for from this time last year. She also updated the Commission on previously presented projects and code violations. Director Rippetoe notified the Commission that she would be out of the office June 30th – July 7th.

8. EX-OFFICIO’S REPORT

Alderman Nolte did not have an update for the Planning & Zoning Commission.

9. MAYORAL REPORT

Mayor Clement wished Chairman Truesdell a happy birthday. He notified the Commission that the City has been very active. The City has been working on the design of the new City Hall and potential redevelopment in Manchester. The City also approved an additional three-year contract for the SROs in the Parkway School District. There have also been meetings on annexation and funding for a non-profit. Mayor Clement informed the Commission of the Mayoral Proclamation for Manchester resident Dorothy Geggus in celebration of her 107th birthday on June 13th.

10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

11. ADJOURNMENT

Commissioner Meyer made the motion to adjourn the Planning and Zoning Commission meeting of June 14, 2021, at 7:45 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
 # # #