



**MINUTES OF THE PUBLIC HEARING OF  
MONDAY, JUNE 20, 2022  
SPECIAL USE PERMIT TO JOEY B'S  
TO ALLOW AN ACCESSORY STORAGE BUILDING.**

**CALL TO ORDER**

Mayor Mike Clement called the Public Hearing of the Board of Aldermen to order at 7:00 p.m.

**ROLL CALL AND STATEMENT OF QUORUM**

Roll call showed those present were Alderman Nolte, Aldermen Dodge, Alderman Ottenad, Alderman Huether, Alderman Baumann, Alderman Toben, and Mayor Clement. A quorum was present.

**PUBLIC HEARING**

The following notice of the public hearing was then read:

**“CASE #22-SUP-002 – Joseph Barczewski, owner of Joey B’s, has applied for approval of a Special Use Permit to allow an accessory building (storage shed) at 14445 Manchester Road. The site is zoned “C-1” Commercial District. “**

There was no proponent for the public hearing. Director of Planning, Zoning and Economic Development Streiler reported that the C-1 Commercial District does not allow for storage sheds. The restaurant had put up a shed and after learning that it is not allowed in their zoning district are seeking to come into compliance by obtaining a Special Use Permit for the accessory structure. He continued that all required postings of the public hearing were completed, and the City had not received any comments regarding the case.

***COMMENTS FROM OPPONENTS, QUESTIONS OR COMMENTS FROM THE PUBLIC***

There were no opponents or questions from the public.

Director Streiler answered the Board’s questions about when the accessory structure was put in. It was noted that the Planning & Zoning gave a favorable recommendation.

**ADJOURNMENT**

Mayor Clement closed the public hearing at 7:08 p.m.



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING  
OF MONDAY, JUNE 20, 2022  
AT 200 HIGHLANDS BOULEVARD DRIVE**

**CALL TO ORDER**

Mayor Mike Clement called the Regular Board of Aldermen Meeting to order at 7:08 p.m.

**ROLL CALL AND STATEMENT OF QUORUM**

Roll call showed those present were Alderman Nolte, Alderman Dodge, Alderman Ottenad, Alderman Huether, Alderman Toben, Alderman Baumann, and Mayor Clement. A quorum was present.

**APPROVAL OF THE MINUTES**

*June 6, 2022 Regular Board of Aldermen Meeting*

Alderman Dodge made the motion to approve the minutes of the Monday, June 6, 2022 Regular Board of Aldermen Meeting. The motion was seconded by Alderman Baumann and carried unanimously, with no objections from any members of the Board of Aldermen.

**ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA**

Alderman Ottenad made the motion to approve the Order of Items on the Agenda, as presented. The motion was seconded by Alderman Baumann and carried unanimously, with no objections from any members of the Board of Aldermen.

**CONSIDERATION OF PETITIONS**

*Liquor License Renewal*

City Clerk Melugin explained that this was the yearly renewal of the liquor licenses in Manchester. She continued that the Police Department had completed all required background investigations and all license in need of renewal had submitted required documentation.

Alderman Dodge made the motion to approve the renewal of the Liquor Licenses. The motion was seconded by Alderman Ottenad and carried unanimously, with no objections from any members of the Board of Aldermen.

*Comments from the Public*

There were none.

**REPORTS FROM THE MAYOR**

*Mayoral Reports*

Mayor Clement invited the Board upcoming events including Captain Smith's 25-year celebration, the Employee Appreciation Barbeque, the Focus Photography Exhibit, and Janie

Ziegler's retirement. He continued that the Public Hearing with the Boundary Commission would be held on June 29<sup>th</sup> and the Celebration of Life for Craig Waterhouse would be on June 30<sup>th</sup>.

Mayor Clement reported on the performances in the Manchester Parks Summer programming.

Mayor Clement acknowledged City Administrator Klocke who has been asked to sit on the Missouri Municipal League's Policy Committee.

## **REPORTS FROM THE CITY ADMINISTRATOR**

### **Special Olympics Check Presentation**

Sergeant Absolon and Captain Smith presented a check of \$8,700.00 to the Special Olympics of Missouri from the Clean-Up for Special Olympics Event hosted at Tucker's West. Captain Smith thanked Tucker's West for being a part of the event.

### **Discussion Regarding Enforcement of Expired Temp Tags**

City Administrator Klocke explained that St. Charles City had implemented a new enforcement of expired temporary tags. Captain Smith explained the City of Manchester's policy is to write tickets, give verbal or written warnings for temporary tags, or at times seize the temporary tag depending on the circumstance. Captain Smith continued that the Department does not have a zero-tolerance policy like the one St. Charles City has adopted; however, Manchester Police's response to expired temporary tags allows for the discretion of the Officer to determine the course of action based on the situation. Captain Smith furthered that the Department would follow direction of the Courts about the seizing of temporary tags.

Captain Smith answered the questions and concerns of the Board regarding the expired temporary tags. The Board along with Captain Smith held a discussion about the current process and fines for expired temporary tag violations. Mayor Clement recommended reaching out to other Police Chiefs in the area and see what neighboring areas are doing.

### **Food Truck Discussion**

City Planner Starck gave a presentation regarding Food Truck requirements and licensing legislation for Food Trucks that is being drafted by staff. She answered the Board's questions explaining the proposed legislation is similar to surrounding municipalities. City Administrator Klocke clarified that Special Event Permit legislation, as referenced in the presentation, would come before the Board separately after review by the Planning & Zoning Commission.

Mayor Clement thanked City Planner Starck for her time with the City and wished her well with her new job.

### **LAGERS Update**

City Administrator Klocke reported that the City is still on track for LAGERS to go into effect on July 1<sup>st</sup>.

### **Annexation Update**

City Administrator Klocke reported that the Public Hearing before the Boundary Commission is scheduled for June 29<sup>th</sup>. He reported that they are also planning on having an informational

tent regarding annexation at the 4<sup>th</sup> of July celebration.

List of Paid Bills (Warrant dates of 06-06-2022 to 06-19-2022)

There were no questions.

**Reports from the Committees**

Planning and Zoning Commission

Alderman Nolte reported that the Commission reviewed a Care Home facility that would come before the Board soon.

Veterans Commission

Alderman Huether stated the next Commission meeting is scheduled for June 22<sup>nd</sup> at 4:30pm at Parkway South Highschool and the Commission will tour Parkway's Freedom Wall. She reported that the Veteran's Commission will also have a table at the 4<sup>th</sup> of July celebration and encouraged any veterans attending the celebration to come visit the tent and receive a token of their appreciation.

Homecoming Committee

Alderman Ottenad stated the Homecoming Committee met on June 14<sup>th</sup>. She reported that the voting results of the meeting have Mideast Market as Business of the Year, Bob Ruck as Grand Marshall, and Terri Schmidt as Citizen of the Year. It was also suggested that there be an additional category for Honorary School Person who will be Dr. Melissa Helwig. She stated the next meeting is scheduled for July 12<sup>th</sup>.

Audit and Finance Committee

Alderman Baumann reported that Director of Finance Yucuis is retiring.

Tree Advisory Board

Alderman Dodge stated that the Tree Advisory Board did not meet. He stated that the next meeting is scheduled for July.

**ACTION ON OLD BILLS**

BILL NO. 22-2472

*Amendment to the Final Site Development Plan for Celtic Meadows Subdivision Regarding Subdivision Sign*

Alderman Dodge read for the second time Bill No. 22-2472, entitled: "AN ORDINANCE AMENDING THE FINAL SITE DEVELOPMENT PLAN FOR THE ARBORS AT CELTIC MEADOWS SUBDIVISION SUBMITTED BY MCBRIDE / ELITE DEVELOPMENT SERVICES, OWNER, TO ALLOW THE INSTALLTION OF A SUBDIVISION ENTRANCE MONUMENT SIGN PER APPLICATIONS 22-SP-007 AND 22-SIGN-001," by title only.

Alderman Dodge made the motion that Bill No. 22-2472, become Ordinance No. 22-2356. The motion was seconded by Alderman Ottenad.

A poll of the Board showed:

Alderman Ottenad – aye

Alderman Nolte – aye

Alderman Dodge – aye  
Alderman Huether – aye  
Alderman Toben – aye  
Alderman Baumann – aye

Mayor Clement announced that the motion passed 6 to 0, with no objections from any members of the Board of Aldermen.

**BILL NO. 22-2473**

*Approval of a Boundary Adjustment for 1639-1641 Country Hill Lane*

Alderman Huether read for the second time Bill No. 22-2473, entitled: “AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR 1639 COUNTRY HILL LANE BEING LOT 272 OF COUNTRY LANE WOODS II PLAT 6 SUBDIVISION AND 1641 COUNTRY HILL LANE BEING LOT 273 OF COUNTRY LANE WOODS II PLAT 6 IN THE CITY OF MANCHESTER, MISSOURI, SUBJECT TO CERTAIN CONDITIONS,” by title only.

Alderman Huether made the motion that Bill No. 22-2473, become Ordinance No. 22-2357. The motion was seconded by Alderman Ottenad.

A poll of the Board showed:

Alderman Dodge – aye  
Alderman Baumann – aye  
Alderman Toben – aye  
Alderman Huether – aye  
Alderman Nolte – aye  
Alderman Ottenad – aye

Mayor Clement announced that the motion passed 6 to 0, with no objections from any members of the Board of Aldermen.

**INTRODUCTION OF NEW LEGISLATION**

**BILL NO. 22-2474**

*Special Use Permit to Joey B's to Allow an Accessory Storage Building*

Alderman Baumann read Proposed Bill No. 22-2474, entitled: “AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO JOEY B’S TO ALLOW AN ACCESSORY STORAGE BUILDING AT 14445 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240 (C)(14) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER,” by title only.

No further action at this time.

**BILL NO. 22-2475**

*Amendment to Chapter 225 – Fair Housing*

Alderman Nolte read Proposed Bill No. 22-2475, entitled: “AN ORDINANCE AMENDING CHAPTER 225 “FAIR HOUSING” BY ADDING DEFINITIONS AND ADOPTING A

REASONABLE ACCOMMODATION POLICY AND PROCEDURE,” by title only.

City Administrator Klocke explained that these changes allow for individuals who qualify under ADA standards can request reasonable accommodations from our zoning code.

No further action at this time.

Resolution No. 22-0873

*Partial Release of Developer’s Line of Credit for the Arbors at the Highlands*

Alderman Dodge read Proposed Resolution No. 22-0873, entitled: “A RESOLUTION AUTHORIZING A PARTIAL REDUCTION OF THE DEPOSIT SUM SECURING SUBDIVISION IMPROVEMENTS IN THE ARBORS AT THE HIGHLANDS SUBDIVISION. by title only.

Alderman Dodge made the motion for approval of Resolution No. 22-0873. The motion was seconded by Alderman Ottenad and carried unanimously, with no objections from any members of the Board of Aldermen.

**MISCELLANEOUS**

Comments from the Public

Hal Roth, owner of 48 Pas Dr, commented that there are television shows where cars with expired temporary tags have the front wheel locked and are undrivable until the proper fees and registering is taken care of. He continued that those with expired temporary tags are often avoiding paying taxes and that limits the revenue to school districts and other tax-based services.

Wayne Hartmann, owner of 415 Cardiff Ln, explained a circumstance where someone who had an expired temporary tag got into an accident with a family member and they did not have insurance forcing the family member to front the entirety of the medical bills. He continued he had spoken to House Representative Trish Gunby about this and that in 2020 it is estimated that 21 million dollars were not paid in taxes on cars. Mr. Hartman said that the state of Illinois requires taxes to be paid at purchase and that this would be an effective way to get people to register their car. He said that Representative Gunby said the state would not be willing to pay the cost to implement this. He believes that there should be a zero-tolerance policy regarding temporary tags.

Alderman Dodge commended IT Technician Dave Fox on the email migration to the new system.

**ADJOURNMENT**

There being no further business, Alderman Nolte made the motion to adjourn. The motion was seconded by Alderman Baumann and carried unanimously. The meeting adjourned at 8:08 p.m.