



THE CITY OF
MANCHESTER
MISSOURI

CITY OF MANCHESTER

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
October 11, 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

A. 21-SUP-003 Greg Steinbrueck, business owner, has applied for approval of a Special Use Permit to allow a martial arts studio to be located at 469A Lafayette Center, in the C-1 Commercial Zoning District.

REPRESENTATIVES OF CASES

- Kelly Odneal
Premier Martial Arts
469A Lafayette Center
Manchester, MO 63011

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of October 11, 2021, to order at 7:00 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	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

Mayor Clement made the motion to approve the minutes of September 13, 2021. 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

4. APPROVAL OF AGENDA

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

Ayes	Nays	Abstentions	Excused
8	0	0	0

5. OLD BUSINESS

- A. 21-SUP-003** Greg Steinbrueck, business owner, has applied for approval of a Special Use Permit to allow a martial arts studio to be located at 469A Lafayette Center, in the C-1 Commercial Zoning District.

Kelly Odneal presented this case. He explained that they are proposing a boutique martial arts studio that will have classes of about 5-15 students for ages 3 to adult. He continued that they currently have a location in Creve Coeur, and they have plans to expand more in the St. Louis area in the future.

Director Rippetoe reported that there is enough parking for the proposed use, and it will not increase traffic from previous use. She continued that the applicant had submitted all required documentation and staff had no objections.

Commissioner Meyer made the motion to give a positive recommendation to the Board of Aldermen regarding the Special Use Permit of CASE #21-SUP-003. Mayor Clement seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
8	0	0	0

6. NEW BUSINESS

7. PLANNING AND ZONING DIRECTOR’S REPORT

Director Rippetoe updated the Commission on previously presented projects and potential upcoming projects in the City. She notified the Commission that there would be a Small Business meeting on Wednesday, October 13th with staff, elected officials and local business. Director Rippetoe informed the Commission that she had accepted a position in Wildwood and her last day with the City would be October 21st.

8. EX-OFFICIO’S REPORT

9. MAYORAL REPORT

Mayor Clement notified the Commission of the Manchester Police Department’s success in apprehending someone during a break in. Mayor Clement also reported that the City sent out a request for proposal (RFP) to see developers’ interest in redevelopment the Planned Business District. He also notified the Commission of projects the City is working on including the bridge in Seibert Park. Mayor Clement thanked Director Rippetoe for everything she had done in her time at Manchester and wished her well in her new position in Wildwood.

10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Mayor Clement answered Chairman Truesdell's questions regarding mask mandates in the area. Chairman Truesdell wished Director Rippetoe luck in her new position.

11. ADJOURNMENT

Commissioner Korte made the motion to adjourn the Planning and Zoning Commission meeting of October 11, 2021, at 7:22 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:
Cinnamon Mullins, Recording Secretary
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