



CITY OF MANCHESTER
PLANNING AND ZONING COMMISSION
MEETING MINUTES
January 13, 2020

<u>COMMISSIONERS</u>	<u>CITY OFFICIALS AND STAFF</u>
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Jason Truesdell, Chairman (2022)
 Jerry Meyer (2020)
 Joni Korte (2020)
 Linda Fluchel (2023)
 Mark Smith (2022)
 John Dodge (2022)
 Mike Clement, Mayor

Paul Hamill, Alderman, Ex-Officio member
 Melanie Rippetoe, Director of Planning & Zoning
 Cinnamon Mullins, Recording Secretary

<u>CASES</u>	<u>REPRESENTATIVES OF CASES</u>
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A. **20-SUP-001** Rashed H. Kazmi, of Mideast Market, applicant, on behalf of Mers Missouri Goodwill Industries, owner, has applied for approval of a Special Use Permit to allow a grocery store to be located at 14373B and 14375 Manchester Road, in the "C-1" Commercial Zoning District.

- **Rashed & Ali Kazmi**
Mideast Market
 14345 Manchester Road
 Manchester, MO 63011
 636-236-5586

1. CALL TO ORDER

Acting Chairman Smith called the Planning and Zoning meeting of January 13, 2020 to order at 7:00 p.m.

2. ROLL CALL

Acting Chairman Smith asked the Recording Secretary to take roll.

Commissioner Jerry Meyer	Present	Chairman Jason Truesdell	Excused
Commissioner Linda Fluchel	Present	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Paul Hamill	Excused
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 December 9, 2019. Motion seconded by Commissioner Korte; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	2

4. APPROVAL OF AGENDA

Commissioner Dodge made the motion to approve the agenda as presented. Commissioner Korte seconded the motion. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	2

5. OLD BUSINESS

6. NEW BUSINESS

A. 20-SUP-001 Rashed H. Kazmi, of Mideast Market, applicant, on behalf of Mers Missouri Goodwill Industries, owner, has applied for approval of a Special Use Permit to allow a grocery store to be located at 14373B and 14375 Manchester Road, in the “C-1” Commercial Zoning District.

Rashed and Ali Kazmi presented this case. They explained that their business, Mideast Market, has been in Manchester for 21 years and they are looking to move to a bigger space at the presented location. Director Rippetoe reported that the applicant had submitted all necessary documentation and staff had no objections. Director Rippetoe answered questions presented by the Commission regarding Special Use Permits.

Commissioner Fluchel made the motion to give a favorable recommendation to the Board of Aldermen regarding the Special Use Permit of CASE #19-SUP-001. Mayor Clement seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	2

7. PLANNING AND ZONING DIRECTOR’S REPORT

Director Rippetoe reported on projects that will come before the Planning & Zoning Commission. She also reported the status of previous cases that had been reviewed by the Commission.

8. EX-OFFICIO’S REPORT

9. MAYORAL REPORT

Mayor Clement updated the Commission on the status of litigation with Doctor John’s. He also reported that the Board of Aldermen voted to put an increase in the MSD sewer lateral tax on the ballot for voters. Mayor Clement notified the Commission about upcoming events in Manchester and that St. Louis County passed an ordinance regarding managed hunts. He also spoke of the retirement of the City Clerk, Ruth Baker, who had worked for the City of Manchester 20 years before her retirement on January 10, 2020.

10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

The Planning & Zoning Commission discussed the current status of lawsuits in the City.

11. ADJOURNMENT

Commissioner Meyer made the motion to adjourn the Planning and Zoning Commission meeting of January 13, 2020 at 7:21 p.m. Motion seconded by Commissioner Korte; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	2

Respectfully submitted by:
Cinnamon Mullins, Recording Secretary
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