



**MINUTES OF THE PUBLIC HEARING
OF MONDAY, JANUARY 7, 2019
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A SPECIAL USE PERMIT REQUEST
FOR A RESTAURANT AT 659 BIG BEND ROAD**

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

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

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday, January 7, 2019 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE #18-SUP-009 - Asma Shahid, applicant, on behalf of Tree Top Associates, owner, has submitted a Special Use Permit request for an approximately 1,140 square foot restaurant to be located at 659 Big Bend Road in the Tree Top Shopping Center, zoned C-2 Commercial.”

Mayor Clement advised that first the proponents would speak, then the opponents, and comments from the public, followed by questions from the members of the Board of Aldermen or the City staff.

Mr. Ahmad Shahid, son of Asma Shahid, spoke as the proponent. He explained

some of the menu items, traditionally Pakistani with American style for the restaurant located in Treetop Plaza.

There were no opponents, no questions or comments from the public or the Board of Aldermen.

Alderman Hamill stated the Planning and Zoning Commission recommended this Special Use Permit to the Board.

Mayor Clement closed the public hearing at 7:04 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

Note: This is a journal of the Public Hearing held Monday, January 7, 2019 regarding a Special Use Permit Request for a restaurant at 659 Big Bend Road (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, JANUARY 7, 2019
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A TEXT AMENDMENT TO THE CODE OF ORDINANCES
PERTAINING TO ARCHITECTURE AND SITE PLAN REVIEW REQUIREMENTS**

Mayor Mike Clement called the Public Hearing of the Board of Aldermen to order at 7:04 p.m.

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

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday, January 7, 2019 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE #18-TXT-004 - City staff proposes a Zoning Text Amendment to Article XVIII of Chapter 405 of the Code of Ordinances of the City of Manchester regarding Section 405.820 pertaining to Architecture and Site Plan Review Requirements.”

Mayor Clement advised that first the proponents would speak, then the opponents, and comments from the public, followed by questions from the members of the Board of Aldermen or the City staff.

Director of Planning, Zoning, and Economic Development Melanie Rippetoe spoke as the proponent. She stated that it differentiates between architecture review and site plan review. It also specifically outlines what the City is looking for in a site plan review. It lays out the steps more clearly.

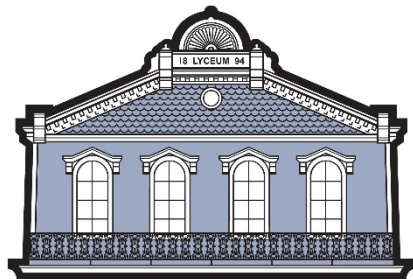
Alderman Hamill stated the Planning and Zoning Commission gave a favorable recommendation.

Mayor Clement closed the public hearing at 7:06 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

Note: This is a journal of the Public Hearing held January 7, 2019 regarding a proposed text amendment to the Code of Ordinances pertaining to architecture and site plan review requirements (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.



THE CITY OF
MANCHESTER
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**MINUTES OF THE PUBLIC HEARING OF
MONDAY, JANUARY 7, 2019
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A PROPOSED TEXT AMENDMENT TO THE CODE OF ORDINANCES
PERTAINING TO REPORTS FROM THE PLANNING AND ZONING COMMISSION
AND ALSO PERTAINING TO APPLICATION PROCEDURE**

Mayor Mike Clement called the Public Hearing of the Board of Aldermen to order at 7:06 p.m.

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

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday, January 7, 2019 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE #18-TXT-005 - City staff proposes a Zoning Text Amendment to Article XVII of Chapter 405 of the Code of Ordinances of the City of Manchester regarding Section 405.760 pertaining to Reports from the Planning and Zoning Commission and Section 405.550 pertaining to Application Procedure.”

Mayor Clement advised that first the proponents would speak, then the opponents, and comments from the public, followed by questions from the members of the Board of Aldermen or the City staff.

Director of Planning, Zoning, and Economic Development Melanie Rippetoe spoke

Public Hearing: Text amendment to the Code of Ordinances pertaining to Reports from the Planning and Zoning Commission and also pertaining to application procedure

as the proponent. She stated this recommendation changes the language in the Code to clarify that there is a 90-day period from the first meeting that the item is on the agenda as currently is noted as the date of application.

Alderman Hamill stated the Planning and Zoning Commission gave a favorable recommendation.

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

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

Note: This is a journal of the Public Hearing held Monday, January 7, 2019 regarding a proposed text amendment to the Code of Ordinances pertaining to report from the Planning and Zoning Commission and also pertaining to application procedure (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, JANUARY 7, 2019
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A PROPOSED REPEAL OF SECTIONS IN THE
CODE OF ORDINANCES PERTAINING TO THE
HISTORIC REVIEW COMMISSION**

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

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

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday, January 7, 2019 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE #18-TXT-006 - City staff proposes repealing, in its entirety, Article II of Chapter 400 of the Code of Ordinances of the City of Manchester regarding Sections 400.110-400.520 pertaining to the Historic Review Commission.”

Mayor Clement advised that first the proponents would speak, then the opponents, and comments from the public, followed by questions from the members of the Board of Aldermen or the City staff.

Director of Planning, Zoning, and Economic Development Melanie Rippetoe spoke

as the proponent. She stated that text amendment basically eliminates the section for the Historic Review Commission and the requirements associated with it. The Historic Review Commission isn't something that is utilized now since Manchester doesn't have a historic district.

Alderman Hamill stated the Planning and Zoning Commission gave a favorable recommendation.

Mayor Clement closed the public hearing at 7:10 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

Note: This is a journal of the Public Hearing held January 7, 2019 regarding a proposed repeal of sections in the Code of Ordinances pertaining to the Historic Review Commission (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, JANUARY 7, 2019
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A PROPOSED TEXT AMENDMENT TO THE
CODE OF ORDINANCES PERTAINING TO PROCEDURES IN THE
PLANNED COMMERCIAL DEVELOPMENT DISTRICT AND THE
PLANNED RESIDENTIAL DEVELOPMENT DISTRICT**

Mayor Mike Clement called the Public Hearing of the Board of Aldermen to order at 7:10 p.m.

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

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday, January 7, 2019 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

CASE #18-TXT-007 - City staff proposes a Zoning Text Amendment to Article V of Chapter 405 of the Code of Ordinances of the City of Manchester regarding Sections 405.260 pertaining to Procedures in the PCD Planned Commercial Development District and Section 405.270 pertaining to Procedures in the PRD Planned Residential Development District.”

Mayor Clement advised that first the proponents would speak, then the opponents, and comments from the public, followed by questions from the members of the Board of

Public Hearing: Proposed text amendment to the Code of Ordinances pertaining to procedures in the Planned Commercial Development and Planned Residential Development Districts.

Aldermen or the City staff.

Director of Planning, Zoning, and Economic Development Melanie Rippetoe spoke as the proponent. She stated that adding this into the Code, Manchester establishes that the procedures, requirements, filing and review of the site development plan for these planned districts shall be the same set forth in the zoning changes and amendments. It is basically stating there has to be a plan associated with the planned district.

Alderman Hamill stated the Planning and Zoning Commission gave a favorable recommendation.

Mayor Clement closed the public hearing at 7:12 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

Note: This is a journal of the Public Hearing held January 7, 2019 regarding a proposed text amendment to the Code of Ordinances pertaining to procedures in the Planned Commercial Development District and the Planned Residential Development District (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING
OF MONDAY, JANUARY 7, 2019
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER

Mayor Mike Clement called the Regular Board of Aldermen meeting to order at 7:12 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

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

3. APPROVAL OF THE MINUTES

- a. Minutes of the Regular Board of Aldermen meeting of Monday, December 17, 2018

Alderman Hamill made the motion to approve the Minutes of the Regular Board of Aldermen meeting of Monday, December 17, 2018. The motion was seconded by Alderman Toben and carried unanimously, without objection.

4. 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 Hamill and carried unanimously, without objection.

5. CONSIDERATION OF PETITIONS AND COMMENTS FROM THE PUBLIC

- a. Introduction of new Police Officer Zack Hudson

Lieutenant Craig Smith introduced Officer Zack Hudson. Officer Hudson comes to the City of Manchester from the Sullivan Police Department.

b. 2019 Proposition S Discussion

Director of Public Works Bob Ruck stated that last fall, the first project began under the Proposition S bond issue. It is a \$1.4 million project and currently there is 43 percent of that work which was completed as we entered the winter months. The remainder of the work will be completed, and the City is currently out for bid for another concrete replacement project which the engineers estimated at \$3.1 million. He advised that bids are due January 22, plus an estimated \$700,000 in asphalt street and sidewalk improvements.

Director Ruck stated the City is working from the lowest-rated streets and working up. He said the City is expecting to spend \$3.5 million in 2020.

Director Ruck thanked Horner and Shifrin, saying they have done an outstanding job of putting the specifications together.

City Administrator Perney stated that Bob Ruck does a great job for the City and we don't know what we would do without him.

c. Comments from the Public

Mr. Robert Lopez, 1302 Mautenne, thanked the City for putting up the sign in the corner of his property. He also asked about an update on the deer harvesting.

6. REPORTS FROM THE MAYOR

a. Mayoral Report

Mayor Clement stated there is a small number of deer, at this point, less than 10 deer which have been harvested. This is a start, and this activity is up to the homeowners of the subdivisions.

Mayor Clement thanked Lieutenant Craig Smith for carrying the burden of the last couple months. He wanted to thank Lieutenant Smith and the staff who helped host the event on Friday for Chief Walsh. It was very nice with a huge crowd.

Mayor Clement stated that Chief Walsh announced his retirement in late August, and at that point, the process began for the search for a new chief. As the project ended Thursday night with the final two candidates, they both spoke about how effective the search was because it allowed the City to really get to know the candidates very well. He said the candidates liked the process as well, because they knew what the City and position held.

Mayor Clement said that as we were saying goodbye to Tim Walsh, the offer was made to Scott Will to become our new Chief.

Mayor Clement wanted to remind everyone that he is holding a small business owners meeting Thursday at 7:30 at the Parks Building.

Mayor Clement also wanted to remind everyone that on January 16, there is a "Conversation with the Mayor", and he invited anyone to come out and talk. He said that he has invited the new chief to be there.

7. REPORTS FROM THE CITY ADMINISTRATOR

- a. List of Paid Bills (Warrant dates of December 16, 2018 - January 5, 2019)

There were no questions.

8. REPORTS FROM COMMITTEES

- a. Planning and Zoning Commission

Alderman Hamill stated there was no meeting.

9. ACTION ON OLD BILLS

- a. There were none.

10. INTRODUCTION OF NEW BILLS

- a. RESOLUTION ACCEPTING BID FOR THE BULK PURCHASE OF REGULAR UNLEADED GASOLINE AND ULTRA LOW SULPHUR DIESEL FUEL

Alderman Toben read proposed Resolution # 19-0652, entitled: "A RESOLUTION ACCEPTING THE BID OF ENERGY PETROLEUM COMPANY, D/B/A FROESEL OIL COMPANY, INC. IN THE AMOUNT OF EIGHTY-EIGHT THOUSAND DOLLARS (\$88,000.00) FOR THE BULK PURCHASE OF REGULAR UNLEADED GASOLINE AND ULTRA LOW SULFUR DIESEL FUEL AND AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ISSUE A PURCHASE ORDER THEREFOR", by title only.

Alderman Ottenad thanked Director of Public Works Bob Ruck for the detail he provided.

Alderman Toben made the motion for approval of Resolution # 19-0652. The motion was seconded by Alderman Baumann and carried 6 - 0, with no objections from the Board.

- b. BILL APPROVING A SPECIAL USE PERMIT REQUEST FOR A RESTAURANT AT 659 BIG BEND ROAD

Alderman Baumann introduced Bill # 19-2360, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO CAFÉ LAHORE, TO OPERATE A RESTAURANT AT 659 BIG BEND ROAD, AS PROVIDED FOR IN SECTION 405.250(C)(4)(f) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER", by title only.

No further action at this time.

- c. BILL APPROVING A TEXT AMENDMENT TO THE CODE OF ORDINANCES PERTAINING TO ARCHITECTURE AND SITE PLAN REVIEW REQUIREMENTS

Alderman Hamill introduced Bill # 19-2361, entitled: "AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE ZONING CODE OF THE CITY OF MANCHESTER PERTAINING TO ARCHITECTURE AND SITE PLAN REVIEW REQUIREMENTS", by title only.

No further action at this time.

- d. BILL APPROVING A TEXT AMENDMENT TO THE CODE OF ORDINANCES PERTAINING TO REPORTS FROM THE PLANNING AND ZONING COMMISSION AND PERTAINING TO APPLICATION PROCEDURE

Alderman Hamill introduced Bill # 19-2362, entitled: "AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE ZONING CODE OF THE CITY OF MANCHESTER PERTAINING TO REPORTS FROM THE PLANNING AND ZONING COMMISSION AND APPLICATION PROCEDURE", by title only.

No further action at this time.

- e. BILL REPEALING SECTIONS OF THE CODE OF ORDINANCES PERTAINING TO THE HISTORIC REVIEW COMMISSION

Alderman Huether introduced Bill # 19-2363, entitled: "AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE MUNICIPAL CODE OF THE CITY OF MANCHESTER PERTAINING TO THE HISTORIC REVIEW COMMISSION", by title only.

No further action at this time.

- f. BILL APPROVING A TEXT AMENDMENT TO THE CODE OF ORDINANCES PERTAINING TO PROCEDURES IN THE PLANNED COMMERCIAL DEVELOPMENT DISTRICT AND THE PLANNED RESIDENTIAL DEVELOPMENT DISTRICT

Alderman Nolte introduced Bill # 19-2364, entitled: "AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE ZONING CODE OF THE CITY OF MANCHESTER PERTAINING TO PROCEDURES IN THE PCD PLANNED COMMERCIAL DISTRICT AND THE PRD PLANNED RESIDENTIAL DEVELOPMENT DISTRICT", by title only.

No further action at this time.

g. BILL APPOINTING THE NEW CHIEF OF POLICE

Alderman Ottenad introduced Bill # 19-2365, entitled: "AN ORDINANCE APPOINTING SCOTT R. WILL AS THE CHIEF OF POLICE FOR THE CITY OF MANCHESTER, ESTABLISHING A RATE OF PAY FOR THAT POSITION, AND, FURTHER, APPROVING AN EMPLOYMENT AGREEMENT FOR THAT POSITION", by title only.

Alderman Ottenad stated that emergency legislation had been requested, so she made the motion for approval of emergency legislation. The motion was seconded by Alderman Hamill, and carried unanimously, without objection.

Alderman Ottenad read for the second time Bill # 19-2365, entitled: "AN ORDINANCE APPOINTING SCOTT R. WILL AS THE CHIEF OF POLICE FOR THE CITY OF MANCHESTER, ESTABLISHING A RATE OF PAY FOR THAT POSITION, AND, FURTHER, APPROVING AN EMPLOYMENT AGREEMENT FOR THAT POSITION", by title only.

Alderman Ottenad made the motion that Bill # 19-2365 become Ordinance # 19-2244. The motion was seconded by Alderman Hamill.

A poll of the Board showed:

Alderman Hamill - aye
Alderman Toben - aye
Alderman Baumann - aye
Alderman Ottenad - aye
Alderman Huether - aye
Alderman Nolte - aye

Mayor Clement announced the vote passed 6 - 0, with no objections from the Board.

11. MISCELLANEOUS

a. Comments from the Public

Ms. Bonnie Krueger of the West Newsmagazine asked for more information regarding the new Chief of Police.

Chief Scott Will stated it was a long process and vigorous process. He has been a policeman for 34 years. He has spent most of his time at Maryland Heights. He is going on 33 years with them. He has been in virtually every part of law enforcement that you can think of besides the undercover drugs.

Chief Will stated he is so excited about coming to Manchester. He really enjoyed hearing how it has been described as a family, especially when Chief Walsh left and how much they cared about his service and his time that he gave to the City. He wants to carry on this family atmosphere working with other City Heads and the Board. He said he is very

excited. He said he knows it's been said a lot, but he is very impressed with the work that Craig Smith has done. He commented that Craig has worked for him at the Amphitheater but he got to see him in action at Manchester and he has hit it out of the park.

12. ADJOURNMENT

At 7:34 p.m., there being no further business, Alderman Hamill made the motion to adjourn. The motion was seconded by Alderman Toben and carried unanimously, without objection. The meeting adjourned at 7:34 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

Note: This is a journal of the Board of Aldermen meeting held January 7, 2019, (summary); not a verbatim transcript. If a recording of the meeting is desired, please contact City Hall.