



CITY OF MANCHESTER

PLANNING AND ZONING COMMISSION
MEETING MINUTES
January 14, 2019

COMMISSIONERS

Jason Truesdell, Chairman (2022)
Jerry Meyer (2020)
Joni Korte (2020)
Mark Smith (2022)
John Dodge (2022)
Mike Clement, Mayor

CITY OFFICIALS AND STAFF

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

CASES

REPRESENTATIVES OF CASES

- A. **19-SP-001** Sean Flower, on behalf of Flower and Fendler, Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 1218 John Ryan Lane, in The Laurel Oak Manor Subdivision, zoned R-4 Residential.
- B. **19-SP-002** Sean Flower, on behalf of Flower and Fendler, Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 736 Oklahoma Avenue, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.
- C. **19-SP-003** Sean Flower, on behalf of Flower and Fendler, Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 728 Oklahoma Avenue, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.

- **Sean Flower
Flower and Fendler
PO Box 270255
St. Louis, MO 63127
314-486-0596**

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of January 14, 2019 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 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

Commissioner Meyer made the motion to approve the minutes of December 10, 2018. Motion seconded by Commissioner Korte; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	0

4. APPROVAL OF AGENDA

Mayor Clement 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	0

5. OLD BUSINESS

6. NEW BUSINESS

Chairman Truesdell requested that cases 19-SP-001, 19-SP-002 and 19-SP-003 be presented together.

- A. **19-SP-001** Sean Flower, on behalf of Flower and Fendler, Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 1218 John Ryan Lane, in The Laurel Oak Manor Subdivision, zoned R-4 Residential.
- B. **19-SP-002** Sean Flower, on behalf of Flower and Fendler, Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 736 Oklahoma Avenue, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.
- C. **19-SP-003** Sean Flower, on behalf of Flower and Fendler, Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 728 Oklahoma Avenue, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.

Sean Flower presented these cases. He explained each proposed new single family home and answered the Commission’s questions. Director Rippetoe reported that the plans met all the City’s regulations. Staff had no objections.

Chairman Truesdell made the motion to approve the Site Plan of CASE #19-SP-001. Commissioner Meyer seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	0

Chairman Truesdell made the motion to approve the Site Plan of CASE #19-SP-002. 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	0

Chairman Truesdell made the motion to approve the Site Plan of CASE #19-SP-003. Commissioner Korte seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	0

7. PLANNING AND ZONING DIRECTOR’S REPORT

Director Rippetoe gave updates on cases that had previously come before the Planning & Zoning Commission. She also reported that there will be a text amendment coming before the Commission to establish the Ex-Officio as a voting member of the Commission.

8. EX-OFFICIO’S REPORT

9. MAYORAL REPORT

Mayor Clement reported on the upcoming “Conversations with the Mayor” event being hosted at the Police Facility and that the new Police Chief Scott Will will be sworn in at the upcoming Board of Aldermen meeting. He also reported on the Better Together presentations that are currently being presented around the County and that he is appointing Linda Fluchel as a new Planning & Zoning Commissioner.

10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Chairman Truesdell and the Commission discussed the Better Together proposal.

11. ADJOURNMENT

Commissioner Korte made the motion to adjourn the Planning and Zoning Commission meeting of January 14, 2019 at 7:24 p.m. Motion seconded by Mayor Clement; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	0

Respectfully submitted by:
 Cinnamon Mullins, Recording Secretary
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