



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING
OF MONDAY, JULY 18, 2016
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER

Mayor David L. Willson called the Regular Board of Aldermen meeting to order at 7:00 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Baumann, Alderman Diehl, Mayor Willson and Attorney Gunn. Alderman Ottenad was absent. A quorum was present.

3. APPROVAL OF THE MINUTES

- a. Minutes of the July 5, 2016 Public Hearing regarding a Special Use Permit Request for a restaurant at 14248H Manchester Road

Alderman Clement made the motion to approve the Minutes of the Public Hearing of Tuesday, July 5, 2016 regarding a request for a Special Use Permit for a restaurant at 14248H Manchester Road. The motion was seconded by Alderman Hamill and carried unanimously, without objection.

- b. Minutes of the July 5, 2016 Public Hearing regarding a Special Use Permit Request for an amusement establishment at 14523 Manchester Road

Alderman Clement made the motion to approve the Minutes of the Public Hearing of Tuesday, July 5, 2016 regarding a request for a Special Use Permit for an amusement establishment at 14523 Manchester Road. The motion was seconded by Alderman Hamill and carried unanimously, without objection.

- c. Minutes of the July 5, 2016 Public Hearing regarding a request for rezoning of a tract of land at 322 Highlands Boulevard

Alderman Hamill made the motion to approve the Minutes of the Public Hearing of Tuesday, July 5, 2016 regarding a request for rezoning of 322 Highlands Boulevard. The motion was seconded by Alderman Clement and carried unanimously, without objection.

d. Minutes of the July 5, 2016 Regular Board of Aldermen meeting

Alderman Hamill made the motion to approve the Minutes of the Tuesday, July 5, 2016 Regular Board of Aldermen meeting. The motion was seconded by Alderman Clement and carried unanimously, without objection.

4. ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA

Alderman Hamill made the motion to approve the Order of Items on the Agenda. The motion was seconded by Alderman Clement, and carried unanimously, without objection.

5. CONSIDERATION OF PETITIONS AND COMMENTS FROM THE PUBLIC

a. Discussion of Thompson Thrift Development/Watermark Residential Request for Rezoning of the McKee Property at 322 Highlands Boulevard Drive

Mr. Gary Feder, with Husch-Blackwell, 190 Carondelet Plaza in Clayton, stated that he was at the meeting held on July 5, 2016. He said the property for which they are requesting rezoning is a 19 acre site, which was considered for a time as a retail development, but they have decided the area would be better suited for a residential use. The plan is for a cluster development, and there is a need for certain negotiations between the City and the Developer at a later date. The question before the City at this time is one of rezoning of the property to a Planned Residential District.

Mr. Feder stated they are not asking the City to decide on the site plan tonight; this is simply putting the property into a Planned Residential District. He said they did talk at the last meeting about a connector road at the north end of the site which would relieve traffic on Highlands Boulevard Drive. This connector road would tie in with the Menard's site and exit onto Manchester Road. He said they have planned a study to determine what the impact would be, and although Watermark Residential would be responsible for constructing the road, there would be possible dedication to the City for future maintenance. He said if the zoning requirements are satisfied, he does believe there will be a nice buffer between this property and the retail property to the west and the property to the north.

b. Comments from the Public

Ms. Alea McDonald, 1216 Iron Warrior, said that their back yard will be touching the area that will be rezoned, and she and the neighbors are concerned about the safety of the road that is being proposed a few yards from their back yards. She said she is requesting that the road be placed to the south side of the building, or that there be a retaining wall to block the noise and for the safety of the children and pets.

Mr. Joe Demuri, 395 Warhorse, said that the side of his property will be along the new road that is proposed and he heard there would be a berm with a privacy fence. He said that most of the people involved felt that was a good idea. His concern is about where the plan is to come out on Highlands Boulevard Drive, and they are going to have four stop signs in a matter of 100 yards

which is a major cluster during holiday time. He would like consideration of either eliminating one or two stop signs or moving them or planning for a traffic light before this is approved.

Mr. Gary Feder stated they appreciate the comments from the public. He said Ms. Lafay discussed at the last meeting a berm and retaining walls to address the concerns of the neighbors. A lot of this will be dealt with the traffic study and site plan review process. He said they can't move forward until the preliminary step of rezoning this property is approved. He said that it does not commit the City to this project in terms of any of these things discussed. Mr. Feder said there will be discussions with the neighbors and the City regarding the road to the south. He said they did look at that possibility several months ago, but that will not work well, and if they move it, they believe it would make it a worse result for the neighbors and the project.

6. REPORTS FROM THE MAYOR

a. Mayoral Report

Mayor Willson reported on July 6 he attended the 50 year resident luncheon for those who have lived in the City for 50 or more years. It was the biggest turnout so far, with six new people; on July 10 he attended the Community Band Concert, the music was very good, and turnout was exceptional. He said the concert was hosted by Cindy Pressler from Channel 5. The Mayor reported that on July 14 he attended the staff meeting; on July 15 he attended the kickoff for the Art Show, "Inside – Outside" which has to do with St. Louis, and there was a good turnout for the event. He said there was a new resident in attendance who is interested in joining the Arts Council.

7. REPORTS FROM THE CITY ADMINISTRATOR

a. List of Paid Bills (Warrant dates of July 3 – July 16, 2016)

There were no questions.

8. REPORTS FROM COMMITTEES

a. Homecoming Committee

Alderman Clement reported that it was an abbreviated meeting. The progress is moving along; there is a lot of interest in the parade and a quite a few food vendors have already signed up. He said this will be the 30th anniversary for the event. There will always be an opportunity to help.

b. Manchester Arts

Alderman Stevens shared that she participated in the "Dining out at Lunch" event, and people were standing in line out the door. She said it was a very rewarding occasion.

Alderman Stevens stated they are beginning to review the Master Plan. She said once it has been reviewed and after any changes, it will be shared with the Board.

Alderman Stevens stated they are looking for artists who are interested in the two-year sculpture loan program. The current show is being displayed until August 19. The Arts will continue with painting of the Ameren electrical boxes.

c. Planning and Zoning Commission

Alderman Clement said there was one item on the last meeting agenda, a rezoning change of two parcels which are being purchased from the Missouri Department of Transportation.

9. ACTION ON OLD BILLS

a. BILL #16-2269 - AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A RESTAURANT AT 14248H MANCHESTER ROAD

Alderman Hamill read for the second time Bill #16-2269, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO SAWAN FOODS LLC, DOING BUSINESS AS CAFE LAZEEZ, TO OPERATE A STANDARD RESTAURANT AT 14248 H MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(C)(4)(f) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER", by title only.

Alderman Hamill made the motion that Bill #16-2269 become Ordinance #16-2154. The motion was seconded by Alderman Clement.

A poll of the Board showed:

Alderman Stevens – aye
Alderman Hamill – aye
Alderman Diehl – aye
Alderman Baumann – aye
Alderman Ottenad – absent
Alderman Clement – aye

Mayor Willson announced the motion passed 5 – 0, with no objections and one absentee.

b. BILL #16-2271 - AN ORDINANCE APPROVING REZONING OF A TRACT OF LAND AT 322 HIGHLANDS BOULEVARD

Alderman Clement read for the second time Bill #16-2270, entitled: "AN ORDINANCE REZONING A CERTAIN TRACT OF LAND SITUATED IN THE CITY OF MANCHESTER FROM "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT TO "PRD" PLANNED RESIDENTIAL DEVELOPMENT DISTRICT", by title only.

Alderman Clement made the motion that Bill #16-2270 become Ordinance #16-2155. The motion was seconded by Alderman Hamill.

A poll of the Board showed:

Alderman Hamill – aye
Alderman Diehl – aye
Alderman Baumann – aye
Alderman Ottenad – absent
Alderman Clement – aye
Alderman Stevens – aye

Mayor Willson announced the motion passed 5 – 0, with no objections and one absentee.

10. INTRODUCTION OF NEW BILLS

a. There were none.

11. MISCELLANEOUS

a. Comments from the Public

There were none.

12. ADJOURNMENT

At 7:29 p.m., there being no further business, Alderman Clement made the motion to adjourn. The motion was seconded by Alderman Hamill and carried unanimously, without objection. The meeting adjourned at 7:29 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

***Note:** This is a journal of the Board of Aldermen meeting held July 18, 2016 (summary); not a verbatim transcript. If a recording of the meeting is desired, please contact City Hall.*