

# CITY OF MANCHESTER

## PLANNING AND ZONING COMMISSION MEETING MINUTES MONDAY, JUNE 9, 2014

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### COMMISSIONERS

Jason Truesdell, Chairman (2018)  
James Labit, Secretary (2016)  
Joni Korte (2016)  
Tom Brown (2017)  
Jack Fluchel (2015)  
Mark Smith (2018)

### CITY OFFICIALS AND STAFF

Dave Willson, Mayor  
Mike Clement, Alderman, Ex-Officio member  
Franz Kraintz, Planning and Zoning Director  
Michelle Melugin, Recording Secretary

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### CASES

#### #14-SUP-003

- A. A request is made by Ms. Melanie Salzman of Sincerely Yours Bridal for a Special Use Permit to open an apparel and accessories store at 14336 Manchester Road.

- **Melanie Salzman**  
Sincerely Yours Bridal  
101 Summit Place  
ST. Louis, MO 63119  
(314) 498-8652

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#### #14-SUP-004

- B. A request is made by Clarence Williams of The Ship & Mail Center for a Special Use Permit to rent and lease motor vehicles from his place of business at 27 Stonegate Center.

- **Clarence Williams**  
The Ship & Mail Center  
27 Stonegate Center  
Manchester, MO 63088  
(636) 529-1385
- **Michael White**  
U-Haul Co. of St. Louis  
12060 Lusher Rd.  
St. Louis, MO 63138  
(314) 952-6203

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### 1. CALL TO ORDER

Commissioner Truesdell called the Planning and Zoning meeting of June 9, 2014 to order at 7:00 p.m.

### 2. ROLL CALL

Commissioner Truesdell asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Excused	Chairman Jason Truesdell	Present
Commissioner Jack Fluchel	Present	Commissioner Mark Smith	Present
Commissioner Joni Korte	Excused	Alderman Mike Clement	Present
Commissioner Tom Brown	Present	Director Franz Kraintz	Present
Mayor David Willson	Present	Michelle Melugin, Recording Secy	Present

**3. APPROVAL OF MINUTES**

Mayor Willson made the motion to approve the minutes of May 12, 2014. Motion seconded by Commissioner Brown; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

**4. APPROVAL OF AGENDA**

Commissioner Truesdell asked if there were any changes to the agenda. Commissioner Brown made the motion to approve the agenda as presented. Commissioner Smith seconded; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

**5. OLD BUSINESS**

**No Old Business**

**6. NEW BUSINESS**

- A. **CASE #14-SUP-003** – A request is made by Ms. Melanie Salzman of Sincerely Yours Bridal for a Special Use Permit to open an apparel and accessories store at 14336 Manchester Road. The property is zoned PBD Planned Business District.

Speaking for the case today is Ms. Melanie Salzman owner of Sincerely Yours Bridal. They are looking to open up a mid-level bridal shop across the street on Manchester Road. They are looking to target the average bridal gown shopper and what they will pay. There will be sale of bridal gowns, bridesmaid, mother of the bride and mother of the groom dresses. Jim’s Formalwear will be available on site for tuxedo and suit rental. Some special occasion and other formal accessories will also be available. Hours will be Monday and Thursday 10 am to 8pm; Tuesday & Wednesday from 10am to 5pm; Friday & Saturday 10am to 4 pm. They will be closed on Sundays. Sincerely Yours will only be taking about 2,900 sq ft the commercial space. Ms. Salzman presented the Commission with some photos of the proposed interior look of the store.

Director Krantz presented the staff report starting by reiterating the proposed space is 2,900 sq ft of the former Floor Trader building. He stated that the parking spaces were compliant with the City’s code. There is a potential tenant that may apply for a special use permit at a future meeting but no one else currently in the other side of that space.

Commissioner Fluchel confirmed that the space they are planning to take is the west side of the building which would include needing to add a door on that side. He then asked if the ramp they were adding on would accommodate her space on the west side of the building.

Ms. Salzman answered that the ramp was to be built on the east side of the building. Director Krantz explained that the building was built in 2004 and met the handicap requirements then now that the building was being split the ramp would come up from the Old Meramec Station side and would be level.

Mayor Willson inquired about whether there would be rental of bridal dresses or just sale. Ms. Salzman specified just sale of dresses at this time.

Alderman Clement asked how quickly she thought she would be able to open. Ms. Salzman stated that they are hoping to open on September 1<sup>st</sup> depending on how quickly everything comes together.

Alderman Clement asked how she plans to market their business in Manchester. Ms. Salzman explained that she plans to market their business on social media and bridal shows. They plan to possibly have a sign moved in front of their building by the building owners so she can have their name displayed in front of the east end of the building where they will be located.

Chairman Truesdell asked how Sincerely Yours Bridal would differ from Manchester’s other bridal shop, Maiden Voyage. Ms. Salzman explained that Maiden Voyage is a couture bridal shop whereas Sincerely Yours Bridal will be at a lower price point than them. There is no plan for consignment of dresses, just special order.

Ms. Salzman explained that this is a new business. She herself has a couple of years of experience in bridal sales, but also has her mentor who has been in the business in 29 years and a buyer of bridal wear for 25 years.

Chairman Truesdell made the motion to make a favorable recommendation to the Board of Aldermen on CASE #14-SUP-003. Commissioner Brown seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

- A. **CASE #14-SUP-004** – A request is made by Clarence Williams of The Ship & Mail Center for a Special Use Permit to rent and lease motor vehicles from his place of business at 27 Stonegate Center. The property is zoned C-2 Commercial.

Speaking for the case is Mr. Clarence Williams, owner of The Ship & Mail Center in Stonegate Center. The core of the business is FedEx shipping, post office shipping, and DHL shipping. They have been in business since April 12<sup>th</sup>. Mr. Williams and his wife currently are operating the store themselves. They would like to expand their business to include rental of U-Haul vehicles. Mr. Williams stated has worked with the building owner to have 8 parking spaces to be utilized for the rental vehicles. The assigned parking is located behind the retaining wall behind the gas station as it can be viewed traveling north on Meramec Station Road.

Director Krantz stated that there was an evaluation of where the rental vehicles would be parked on the lot and he believes that the space that has been designated is the best place on the lot to keep the vehicles out of sight from the road. He does not find issue with where the vehicles will be stored when not rented out. The other businesses do not appear to suffer from the spots being designated for this purpose. Director Krantz did point out that the granting of approval for this use should include some special conditions. Special conditions include: limiting rental to only truck rentals (no trailers), no repairs to be done on the premises, no washing or maintenance of the vehicles on the premises, and no more than 8 parked vehicles on the lot at a time. Provided these conditions could be met, staff would be in support of a favorable recommendation for this use.

Commissioner Brown asked Mr. Williams what size trucks he would be offering for rental. Mr. Williams stated they would be pickup trucks and whatever trailers would fit in the regular parking spaces. Commissioner Brown then asked him if he had spoken to any neighboring residents about how they feel about having this truck rental near them. Mr. Williams explained he had not spoken with the residents himself but he stated that he has had interest at his business from customers about the potential of having truck rental offered there. The hours of operations for the business are Monday – Friday 8am to 7pm; Saturday 9am to 3pm; and closed on Sunday. Mr. Williams also explained that he would look to open the U-Haul rental within a month or two of receiving authorization to operate. Commissioner Smith asked if the other tenants in Stonegate Center were made aware of the possibility of these U-Haul trucks being on the lot. Mr. Williams stated that he shared his idea with the tenants

closest to his store but has not shared this information with all of the tenants in the center. It was agreed that it would be the building owner’s responsibility to notify all the tenants in the center, not Mr. William’s.

Alderman Clement asked if there could be some landscaping added to the area surrounding the parking spaces designated for the trucks that could help obstruct the view of the trucks from Old Meramec Station Road.

Commissioner Fluchel spoke about the whether there could be signage up notifying any who return their rentals after hours to only park in these designated spots. Mr. Williams agreed that he could make sure that signs are put up with that information.

Chairman Truesdell made the motion to make a favorable recommendation to the Board of Aldermen on CASE #14-SUP-004 with the follow conditions attached: 1) no repairs to be completed on the premises, 2) no washing and maintenance of the vehicles on the premises except for the everyday removal of trash/litter from the interior cab and haul compartment, 3) no more than 8 gasoline-powered (no diesel) vehicles parked in the assigned spaces at the northwest corner of the lot, 4) all such vehicles shall be self propelled with no storage, rental or return of trailers, 5) all 8 spaces to be designated and marked with signage reserving these 8 spots, and 6) landscaping at either one or both sides of the north entrance on Meramec Station Road. Commissioner Brown seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

**7. PLANNING AND ZONING DIRECTOR’S REPORT**

Planning and Zoning Director Kraintz reported that the Arbors at Hanna subdivision is now complete. Staff is working with the builder to prepare that subdivision for public dedication to the City for future maintenance.

**8. EX-OFFICIO’S REPORT**

Alderman Clement reported about the upcoming Manchester Arts activities including the Community Band Concert on June 14<sup>th</sup>.

**9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION**

**10. ADJOURNMENT**

Chairman Truesdell made the motion to adjourn the Planning and Zoning Commission meeting of June 9, 2014, at 7:50 p.m. Motion seconded by Commissioner Fluchel; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
5	0	0	2

Respectfully submitted by:  
Melissa Barklage, Recording Secretary

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