

# CITY OF MANCHESTER

## PLANNING AND ZONING COMMISSION MEETING MINUTES AUGUST 25, 2014

### COMMISSIONERS

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

### CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member  
Franz Kraintz, Planning and Zoning Director  
Melissa Barklage, Recording Secretary

### CASES

#### NUMBER

A. **CASE #14-SP-004** – A request is made by Mr. Jim Rolwes of Rolwes Construction for site plan approval of a new residential structure at 607 Connie Lane. The property is zoned R-1 Single Family Residential.

- **Jim Rolwes**  
*Rolwes Construction, Inc.*  
PO Box 454  
Ballwin, MO 63022  
636-487-4747

### 1. CALL TO ORDER

Commissioner Truesdell called the Planning and Zoning meeting of August 25, 2014 to order at 7:01 p.m.

### 2. ROLL CALL

Commissioner Truesdell asked the Recording Secretary to take roll.

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

### 3. APPROVAL OF MINUTES

Commissioner Fluchel made the motion to approve the minutes of August 11, 2014. Motion seconded by Commissioner Labit; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
6	0	0	1

### 4. APPROVAL OF AGENDA

Commissioner Truesdell asked if there were any changes to the agenda. There were none. Commissioner Brown made the motion to approve the agenda as presented. Commissioner Labit 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>
6	0	0	1

5. OLD BUSINESS

A. No Old Business

6. NEW BUSINESS

- A. **CASE #14-SP-004** - A request is made by Mr. Jim Rolwes of Rolwes Construction for site plan approval of a new residential structure at 607 Connie Lane. The property is zoned R-1 Single Family Residential.

Presenting for the case is Mr. Jim Rolwes of Rolwes Construction. He is requesting site plan approval to build a new home on the property at 607 Connie Lane. The home is approximately 3,300 sq foot and a story and half structure. It will have 3 and a half baths and a 3 car garage. The style is similar to the other new construction on Connie and the one they are currently doing on Joyce Ann. This home isn't currently under contract but they are in talks with a couple about buying the home. No contract signed but they do have a verbal approval. There is currently an existing structure that is scheduled to be demolished on August 26<sup>th</sup>. There was an old home on the property to begin with but the basement and foundation were in bad shape so they decided to build new.

Director Kraitz took no issue what Mr. Rolwes reported. Staff has reviewed the plans and found that it comports with all zoning requirements, setbacks, and height restrictions. This proposed plan has a number of improvements, including reduced lot coverage by removal of the 4 car garage. This plan also removes non-conforming use structure, which was the 4 car garage. After visiting the site, Director Kraitz did not see any major impacts that would be caused to adjacent properties. Rolwes Construction has agreed to put up erosion and siltation fencing around disturbed areas. Director Kraitz pointed out that there was brick exterior on the front façade of the home. Mr. Rolwes confirmed that there would be no wrap around on the side. Staff recommendation would be approval with the required \$2,500 deposit.

Chairman Truesdell asked for clarification if there was a recommendation for rain barrels. Director Kraitz stated rain barrels would not be recommended.

Commissioner Brown asked why the siding was taken down first. Mr. Rolwes stated that the aluminum siding was removed and scrapped. Commissioner Brown had no further questions.

Mayor Willson asked Mr. Rolwes if when that property comes up for sale, does the company buy the property or does the interested party buy the house and let them build on it. Mr. Rolwes advised that in this case he bought the property and obtained the loan to build the home on the property.

Alderman Clement inquired about whether there were plans for landscaping. Mr. Rolwes stated that the couple he is in talks with has already expressed interest to him in landscaping on the property. He also added that he has talked to the neighbors on both sides, gave them their cards and let them know what's going on.

Commissioner Labit asked why there are not currently any silt fences up around the areas that have already been dug up. Mr. Rowles replied by saying that typically they do not put fencing up unless it's in an area that will cause run-off into a neighboring property. He confirmed that silt fencing will be used on the down-hill sides to not allow run-off. Commissioner Labit asked if they planned to take any trees out on the property. Mr. Rolwes stated that there is a large oak tree that they may need to remove due to the grade. The trees in the front will probably need to come out because of where they are and where the new house will need to be built in. They plan to keep the driveway where it is on the property. Commissioner Labit asked if the shrubs near the patio would also be removed and Mr. Rolwes said that they would be removed. They do not plan to change the driveway curb cut either.

Commissioner Korte asked why one sheet had different impervious surface calculations. Mr. Rolwes explained that when his engineer did the original calculations there was a large gravel dugout in the back and he thought that was paved but it's not and that changed the calculations. The existing measurement is 21.2%.

Chairman Truesdell asked Mr. Rolwes when they would start. He stated that they start demo tomorrow and then with approval will go to St. Louis County for the building permit.

Commissioner Truesdell made the motion to approve the site plan as presented on CASE #14-SP-004 with the required \$2,500.00 deposit. Commissioner Fluchel 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>
6	0	0	1

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

Director Kraintz updated the commission on the Special Use Permits for Lakeshore Learning and Sincerely Yours Bridal. It appears that contracts have not been signed and there are indications that the landlord is being difficult finalizing leases. Overall, their moving in is taking longer than expected. Plato’s closet is working on the interior finish.

Next meeting is slated for September 8<sup>th</sup>. We expect a Special Use Permit and Site Plan approval request for Culver’s. They have received MODOT approval for their location on the south side of Manchester Rd. Also there is a possible request in the works for a lot split on Carman Road.

Director Kraintz also announced his resignation to the Commission. He will remain with the City until a replacement is found for his position.

**8. EX-OFFICIO’S REPORT**

Alderman Clement reported that at the last Board of Alderman the Board approved a Special Use Permit for Al Manara Academy with a few more conditions added. The Academy had a good meeting with residents and hopefully has addressed many of their concerns about the school coming into the City.

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

Commissioner Labit asked what it would take to add sidewalks to Connie and Joyce Ann. Director Kraintz advised it would have to be a capital improvement project that the City would have to budget for. Alderman Clement pointed out that in some cases residents have stated that they are not interested in having sidewalks installed in their neighborhood. Commissioner Labit suggested that with the new homes going in on this street perhaps that would be something the City would want to consider looking into in case that public opinion has changed in recent years.

**10. ADJOURNMENT**

Commissioner Labit made the motion to adjourn the Planning and Zoning Commission meeting of DATE, at 7:28 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>
6	0	0	1

Respectfully submitted by:  
Melissa Barklage, Recording Secretary

# # #