

CITY OF MANCHESTER

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
FEBRUARY 22, 2016**

<u>COMMISSIONERS</u>	<u>CITY OFFICIALS AND STAFF</u>
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Jason Truesdell, Chairman (2018)
James Labit, Secretary (2016)
Joni Korte (2016)
Nelson Nolte (2019)
Jack Fluchel (2019)
Mark Smith (2018)
Dave Willson, Mayor

Mike Clement, Alderman, Ex-Officio member
Erika Kennett, Director of Planning & Zoning
Kimberly Fels, Recording Secretary

<u>CASES</u>	<u>REPRESENTATIVES OF CASES</u>
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- A. CASE #16-TXT-001** – A text amendment is proposed to Section 405.610 of the City of Manchester’s Zoning Code to modify the Fence Types and Height in Residential Zoning Districts.

- B. CASE #16-SUP-001** – A request for a Special Use Permit has been made by IHC Construction, LLC on behalf of Metro State Transportation to extend the existing chain link fence and construct new shelter for communication equipment at 948 Carman Road. The property is zoned R-2A Single Family Residential

- C. CASE #16-SP-002** – A request for Site Plan Approval has been made by Scott Paul of Vanderbilt Homes, Inc. for a new single family dwelling to be constructed at 708 Connie Lane. The property is zoned R-1 Single Family Residential.

- **Director Erika Kennett**
14318 Manchester Road
Manchester, MO 63011
636-227-1385

- **Tye Keppler**
IHC Construction
1500 executive Drive
Elgin, IL 60123
847-841-7804

- **Scott Paul**
Vanderbilt Homes
2617 Wynncrest Ridge
St. Louis, MO
314-713-8716

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of February 22, 2016 to order at 7:01 p.m.

2. ROLL CALL

Chairman Truesdell asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Present	Chairman Jason Truesdell	Present
Commissioner Jack Fluchel	Excused	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Nelson Nolte	Present	Erika Kennett, Director	Excused
Mayor David Willson	Excused	Kimberly Fels, Recording Secy	Present

3. APPROVAL OF MINUTES

Commissioner Labit made the motion to approve the minutes of January 25, 2016. Motion seconded by Commissioner Smith; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

4. APPROVAL OF AGENDA

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

Ayes	Nays	Abstentions	Excused
5	0	0	2

5. OLD BUSINESS

- A. CASE #16-TXT-001** – A text amendment was proposed to Section 405.610 of the City of Manchester’s Zoning Code to modify the Fence Types and Height in Residential Zoning Districts.

With Director Kennett unable to represent this case due to an excused absence, the Commission decided to table the case until a time was available for Director Kennett to attend.

Chairman Truesdell made the recommendation to table CASE #16-TXT-001 to gather further information from City Staff. Commissioner Nolte made the motion to table the text amendment on CASE #16-TXT-001. Chairman Truesdell seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

6. NEW BUSINESS

- A. CASE #16-SUP-001** – A request for a Special Use Permit was made by IHC Construction, LLC on behalf of Metro State Transportation to extend the existing chain link fence and construct new shelter for communication equipment at 948 Carman Road. The property is zoned R-2A Single Family Residential

Speaking for the case is Mr. Tye Keppler of IHC Construction. Mr. Keppler is the Project Manager for IHC Construction and this is a project for communications upgrade. The reason for this Special Use Permit request is that an extension for the chain link fence is needed so that further communication equipment can be installed. The communication towers currently on the property were built before the City of Manchester annexed the property from St. Louis County. If the Special Use permit were not granted for the extension of the chain link fence, Mr. Keppler said that there would be unnecessary costs incurred to the builder, a delay in improvement production and change orders, and result in a fence that looks completely different from those already existing.

Chairman Truesdell confirmed with Mr. Keppler that all three existing towers on the property are cellular towers. Mr. Keppler also reminded the Commission that there is a water tower in close proximity of these communication towers and a maximum of only 3 residences within the immediate area. Chairman Truesdell also confirmed with Mr. Keppler that the reason for the fence extension is so

that Bi-State Metro can house new equipment in a shelter that will match the layout and size of other shelters within the St. Louis area.

Staff reported along with the facts discussed already, that the chain link fence is an extension of that which already exists on the property. Staff had no objections to this project.

Commissioner Korte abstained from any questions, comments and voice vote due to an association with Bi-State Metro.

Chairman Truesdell made the motion for approval of the Special Use Permit request of CASE #16-SUP-001. Commissioner Labit seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

- B. CASE #16-SP-002** – A request for Site Plan Approval was made by Scott Paul of Vanderbilt Homes, Inc. for a new single family dwelling to be constructed at 708 Connie Lane. The property is zoned R-1 Single Family Residential.

Speaking for the case was Mr. Scott Paul of Vanderbilt Homes. Mr. Paul was seeking Site Plan approval for the construction of a new single family residence. The new house will be a 3400 square foot, two-story home.

Chairman Truesdell asked if there was an existing home on the site at this time. Mr. Paul confirmed that there is an existing home at this time with an in ground pool, but the demolition of said home is already scheduled. Staff confirmed a demolition permit has been granted for Mr. Paul to tear down the existing house at 708 Connie Lane. Also, staff had no objections for the Site Plan approval, confirming that the proposed new home is concurrent with the trend of new builds on Connie Lane.

Alderman Clement asked if anything needed to be addressed for drainage. Mr. Paul said that the good thing about this lot and those around is that they are very large lots which absorb a good amount of drainage. Mr. Paul has no concerns regarding drainage for this site. Alderman Clement asked if there would be any re-grading for that location. Mr. Paul said they are required to keep the same drainage areas throughout the location. Alderman Clement confirmed with Mr. Paul that there would be a few trees removed from the property. Mr. Paul said the tree removal is mostly so that cranes and equipment can access the area.

Commissioner Labit asked for clarification regarding the discrepancy of the address printed on the plans verses the address of the Site Plan application. Mr. Paul confirmed that the house proposed for Site Plan approval at 708 Connie is the same house that has been built on Joyce Ann, which made allowance for the discrepancy of the plans address and the application address. The only difference with the houses at different addresses is the color scheme. Mr. Paul also confirmed for Commissioner Labit that the houses built by Vanderbilt homes, including this house at 708 Connie Lane, are stick built homes and not any sort of a manufactured home.

Chairman Truesdell asked about the timeline for this new build at 708 Connie Lane. Mr. Paul said it will take anywhere from 2 – 4 weeks to get everything ready to go after tonight’s meeting. It was also confirmed that the Site Plan does not trigger any mandated storm water quality measures.

Commissioner Labit made the motion for approval of the Site Plan review on CASE #16-SP-002. Commissioner Korte seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

7. PLANNING AND ZONING DIRECTOR’S REPORT

With Director Kennett being excused from the night’s meeting, her report was postponed until the next meeting of the Planning & Zoning Commission.

8. EX-OFFICIO’S REPORT

Alderman Clement referenced the excitement of new businesses building in Manchester; Joey B’s is set to open very soon, and Culver’s is making way to build, as well as Academy Sports is working on demolition and renovation of their property. The Board of Alderman meetings have carried on as general business, mostly approving expenditures.

9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Chairman Truesdell reminded the Commission of the upcoming Planning & Zoning Dinner on Wednesday, March 23, 2016 at 6:30pm.

10. ADJOURNMENT

Commissioner Labit made the motion to adjourn the Planning and Zoning Commission meeting of February 22, 2016 at 7:26 p.m. Motion seconded by Commissioner Korte; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

Respectfully submitted by:
Kimberly Fels, Recording Secretary
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