

CITY OF MANCHESTER

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
April 25, 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 (2017)
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-SP-005 – A request for Site Plan Approval has been made by Roger Bettlach of Korus Properties, LLC for a new single family dwelling to be constructed at 609 Sulphur Springs Road. The property is zoned R-1 Single Family Residential.

• **Roger Bettlach**
Korus Properties, LLC.
1170 Wildhorse Meadows Dr.
St. Louis, MO
314-277-5251

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of April 25, 2016 to order at 7:00 p.m.

2. ROLL CALL

Chairman Truesdell asked the Recording Secretary to take roll.

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

3. APPROVAL OF MINUTES

Chairman Truesdell asked if there were any changes to the minutes from the Planning & Zoning meeting of April 11, 2016. Commissioner Fluchel made the motion to approve the minutes of April 11, 2016. Motion seconded by Commissioner Korte; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

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 Fluchel seconded; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

5. OLD BUSINESS

A. CASE #16-SP-005 – A request for Site Plan Approval has been made by Roger Bettlach of Korus Properties, LLC for a new single family dwelling to be constructed at 609 Sulphur Springs Road. The property is zoned R-1 Single Family Residential.

Speaking for the case was Roger Bettlach of Korus Properties, LLC. Mr. Bettlach drew attention to the addition of elevation views for the Planning & Zoning Commission of the proposed house at 609 Sulphur Springs.

Director Kennett informed the Commission that staff and the City Engineer met regarding this Site Plan and the section of the City’s Code of Ordinance for Post-Construction Storm Water Regulations. Upon reviewing the Site plan and the estimated calculations with impervious surface coverage and water run-off, it has been determined that the changes are so minimal that there is no need for extra storm water measures. The City, therefore, has no other objections to the plans for this single family residence that Mr. Bettlach has submitted.

Chairman Truesdell asked if there were any questions from the Commission. With no questions from the Commission. Commissioner Nolte motioned to approve CASE #16-SP-005. Commissioner Smith seconded the motion; motion was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

6. NEW BUSINESS

A. No Old Business

7. PLANNING AND ZONING DIRECTOR’S REPORT

Director Kennett mentioned the next P&Z meeting on May 9th, stating there is a possible 4 cases on the upcoming agenda. Also, Director Kennett discussed that Planning & Zoning has been quite busy, and there has been a Part-Time Code Enforcement Officer hired and a request for additional staff has been made to the City Administrator. In the first four months of 2016, the Planning and Zoning Commission has already surpassed the entire case load of 2014 and is on schedule to exceed the 2015 case load.

8. EX-OFFICIO’S REPORT

Alderman Clement announced that Joey B’s Restaurant gave a date of opening for dinner service starting on May 2nd. Also, the Board of Alderman meetings have been routine. Neighbors Credit Union’s special use permit was approved by the Board at the most recent meeting, so that will be moving forward in Manchester.

9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

There were no comments from the Planning & Zoning Commission.

10. ADJOURNMENT

Commissioner Labit made the motion to adjourn the Planning and Zoning Commission meeting of April 25, 2016 at 7:07 p.m. Motion seconded by Commissioner Fluchel; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
7	0	0	0

Respectfully submitted by:
Kimberly Fels, Recording Secretary
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