



CITY OF MANCHESTER

PLANNING AND ZONING COMMISSION
MEETING MINUTES
June 10, 2019

COMMISSIONERS

Jason Truesdell, Chairman (2022)
Jerry Meyer (2020)
Joni Korte (2020)
Linda Fluchel (2023)
Mark Smith (2022)
John Dodge (2022)
Mike Clement, Mayor

CITY OFFICIALS AND STAFF

Paul Hamill, Alderman, Ex-Officio member
Melanie Rippetoe, Director of Planning & Zoning
Cinnamon Mullins, Recording Secretary

CASES

- A. **19-TXT-004** City Staff proposes a Zoning Text Amendment to sections of Article V of Chapter 405 of the Zoning Regulations of the City of Manchester regarding District Regulations. The proposed changes will allow bookstores and video stores as a Permitted Use rather than a Special Use in the Section 405.240 "C-1" Commercial Zoning District, Section 405.250 "C-2" Commercial Zoning District, Section 405.260 "PCD" Planned Commercial District and Section 405.285 "PBD" Planned Business Development District.
- B. **19-SIGN-003** Piros Signs, Inc., applicant, on behalf of Reliance Bank/Simmons Bank, owner, is seeking approval of a Sign Permit in order to erect a permanent pole sign for Simmons Bank, located at 611 Big Bend Road, in the C-2 Commercial Zoning District.
- C. **19-TXT-005** City Staff proposes a Zoning Text Amendment to sections of Article II Definitions and Article V District Regulations of Chapter 405 of the Zoning Regulations of the City of Manchester. The proposed changes will define and clarify zoning pertaining to sexually oriented businesses in Section 405.240 "C-1" Commercial Zoning District, Section

REPRESENTATIVES OF CASES

- **Melanie Rippetoe & Paul Rost
City of Manchester**
14318 Manchester Road
Manchester, MO 63011
636-227-1385
- **Joe Phillips
Piros Signs, Inc.**
1818 Old State Road M
Barnhart, MO 63012
636-464-0200
- **Melanie Rippetoe & Paul Rost
City of Manchester**
14318 Manchester Road
Manchester, MO 63011
636-227-1385

405.250 "C-2" Commercial Zoning District, Section 405.260 "PCD" Planned Commercial District and Section 405.285 "PBD" Planned Business Development District.

- D. **19-TXT-007** City Staff proposes a Zoning Text Amendment to sections of Article IV General Provisions of Chapter 405 of the Zoning Regulations of the City of Manchester. The proposed changes are intended to supplement the existing regulations pertaining to Section 405.150 Uses Not Permitted Are Prohibited.

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of June 10, 2019 to order at 7:00 p.m.

2. ROLL CALL

Chairman Truesdell asked the Recording Secretary to take roll.

| | | | |
|----------------------------|---------|----------------------------------|---------|
| Commissioner Jerry Meyer | Present | Chairman Jason Truesdell | Present |
| Commissioner Linda Fluchel | Present | Commissioner Mark Smith | Present |
| Commissioner Joni Korte | Present | Alderman Paul Hamill | Present |
| Commissioner John Dodge | Present | Melanie Rippetoe, Director | Present |
| Mayor Mike Clement | Present | Cinnamon Mullins, Recording Secy | Present |

3. APPROVAL OF MINUTES

Commissioner Dodge made the motion to approve the minutes of May 13, 2019. Motion seconded by Mayor Clement; motion approved by voice vote. The vote taken was recorded as follows:

| | | | |
|------|------|-------------|---------|
| Ayes | Nays | Abstentions | Excused |
| 8 | 0 | 0 | 0 |

4. APPROVAL OF AGENDA

Commissioner Dodge made the motion to approve the agenda as presented. Commissioner Meyer seconded the motion. The vote taken was recorded as follows:

| | | | |
|------|------|-------------|---------|
| Ayes | Nays | Abstentions | Excused |
| 8 | 0 | 0 | 0 |

5. OLD BUSINESS

- A. 19-TXT-004** City Staff proposes a Zoning Text Amendment to sections of Article V of Chapter 405 of the Zoning Regulations of the City of Manchester regarding District Regulations. The proposed changes will allow bookstores and video stores as a Permitted Use rather than a Special Use in the Section 405.240 “C-1” Commercial Zoning District, Section 405.250 “C-2” Commercial Zoning District, Section 405.260 “PCD” Planned Commercial District and Section 405.285 “PBD” Planned Business Development District.

Director Rippetoe presented this case. She explained that is the same version that came to the Commission before with addition of video stores. Previously discussed concerns are addressed in a different Text Amendment.

Chairman Truesdell made the motion to give a favorable recommendation to the Board of Aldermen for the Text Amendment of CASE #19-TXT-004. Mayor Clement seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

| | | | |
|------|------|-------------|---------|
| Ayes | Nays | Abstentions | Excused |
| 8 | 0 | 0 | 0 |

6. NEW BUSINESS

- A. 19-SIGN-003** Piros Signs, Inc., applicant, on behalf of Reliance Bank/Simmons Bank, owner, is seeking approval of a Sign Permit in order to erect a permanent pole sign for Simmons Bank, located at 611 Big Bend Road, in the C-2 Commercial Zoning District.

Joe Phillips presented this case. He explained that they are changing the sign due to the rebranding of the bank. Director Rippetoe reported that the sign met all City regulations and all necessary documents had been submitted. Staff had no objections.

Chairman Truesdell made the motion to approve the Sign of CASE #19-SIGN-003. Commissioner Dodge seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

| | | | |
|------|------|-------------|---------|
| Ayes | Nays | Abstentions | Excused |
| 8 | 0 | 0 | 0 |

- B. 19-TXT-005** City Staff proposes a Zoning Text Amendment to sections of Article II Definitions and Article V District Regulations of Chapter 405 of the Zoning Regulations of the City of Manchester. The proposed changes will define and clarify zoning pertaining to sexually oriented businesses in Section 405.240 “C-1” Commercial Zoning District, Section 405.250 “C-2” Commercial Zoning District, Section 405.260 “PCD” Planned Commercial District and Section 405.285 “PBD” Planned Business Development District.

Director Rippetoe presented this case. She explained that this would add definitions into the existing code and in the district regulations consistent with other municipalities in the area. Director Rippetoe and the City Attorney, Paul Rost, answered the Commissions questions regarding the language of the text amendment.

Chairman Truesdell made the motion to give a favorable recommendation to the Board of Aldermen for the Text Amendment of CASE #19-TXT-005 with the discussed revisions. Mayor Clement seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

| | | | |
|------|------|-------------|---------|
| Ayes | Nays | Abstentions | Excused |
| 8 | 0 | 0 | 0 |

C. 19-TXT-007 City Staff proposes a Zoning Text Amendment to sections of Article IV General Provisions of Chapter 405 of the Zoning Regulations of the City of Manchester. The proposed changes are intended to supplement the existing regulations pertaining to Section 405.150 Uses Not Permitted Are Prohibited.

Director Rippetoe presented this case. Director Rippetoe and the City Attorney, Paul Rost, answered the Commissions questions regarding the text amendment.

Chairman Truesdell made the motion to give a favorable recommendation to the Board of Aldermen for the Text Amendment of CASE #19-TXT-007 with the discussed revisions. Mayor Clement seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

| | | | |
|------|------|-------------|---------|
| Ayes | Nays | Abstentions | Excused |
| 8 | 0 | 0 | 0 |

7. PLANNING AND ZONING DIRECTOR’S REPORT

Director Rippetoe reported on some potential developments and updated the Commission on previous cases.

8. EX-OFFICIO’S REPORT

9. MAYORAL REPORT

Mayor Clement announced upcoming events in Manchester and recapped on Manchester’s award of POW-MIA City and Purple Heart City status and the successful Memorial Day event.

10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

11. ADJOURNMENT

Commissioner Dodge made the motion to adjourn the Planning and Zoning Commission meeting of June 10, 2019 at 7:34 p.m. Motion seconded by Commissioner Meyer; motion approved by voice vote. The vote taken was recorded as follows:

| | | | |
|------|------|-------------|---------|
| Ayes | Nays | Abstentions | Excused |
| 8 | 0 | 0 | 0 |

Respectfully submitted by:
Cinnamon Mullins, Recording Secretary
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