



THE CITY OF
MANCHESTER
MISSOURI

CITY OF MANCHESTER

PLANNING AND ZONING COMMISSION MEETING MINUTES

Monday, July 10, 2023. 6:30 p.m.

COMMISSIONERS

Jason Truesdell, Chairman (2026)
Jerry Meyer (2025)
Joni Korte (2026)
Mark Smith (2026)
Paula Glaser (2024)
Adam Streeter (2026)

CITY OFFICIALS AND STAFF

Mike Clement, Mayor
Nelson Nolte, Alderman, Ex-Officio member
Andrea Riganti, Director of Planning, Zoning
and Economic Development
Loriell Campbell, Planning Technician
Paul Rost, City Attorney

CASES

REPRESENTATIVES OF CASES

A. **PC-23-VAR-02:** Richard Rognan, owner of 616 Applecross Court, is requesting a variance from Section 405.650(D) Greenspace Requirements of the Zoning Code, to reduce the amount of side yard greenspace below the 50% requirement for the property in the R-4 District for the construction of a driveway.
LOC#24R340998 **POSTPONED BY APPLICANT TO JULY 24, 2023**

- **Richard Rognan**
616 Applecross Court
Manchester, MO 63021
- **Neil Bruntrager, Attorney**
225 S Meramec Ave, Ste 1200
Clayton, MO 63015

B. **PC-22-SUB-007:** Jessica Lutton, Cole Engineering, representing 876 Sulphur Spring Rd, requesting final plat approval to subdivide a tract of land into four lots.
LOC#24R630820

- **Jessica Lutton**
1520 S. Fifth Street
St. Charles, MO 63303

C. **PC-23-SP(AR)-004:** Bill Summers, WS Homes, LLC, representing 702 Joyce Ann Dr., requesting approval or conditional approval for a site plan application in accordance with Section 405.820 Architecture and Site Plan Review.
LOC#23Q130018

- **Bill Summers**
6360 Thunder Hill Rd
Pacific, MO 63069

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning Commission meeting of July 10, 2023, to order at 6:31 p.m.

2. ROLL CALL

Chairman Truesdell asked the Recording Secretary to take roll.

Commissioner Jerry Meyer	Present
Alderman Nelson Nolte	Present
Commissioner Adam Streeter	Present
Mayor Mike Clement	Present

Chairman Jason Truesdell	Present
Commissioner Joni Korte	Present (Arrived at 6:36pm)

3. APPROVAL OF MINUTES

Chairman Truesdell motioned to approve the minutes of June 26, 2023, seconded by Commissioner Streeter. Motion approved unanimously by voice vote.

4. OLD BUSINESS

A. PC-23-VAR-02

Chairman Truesdell introduced case number 23-VAR-02, stating the request is for the consideration of a variance from Section 405.650(D) Greenspace Requirements, to reduce the amount of side yard greenspace below the 50% requirement. The application has been postponed.

Director Riganti verified that the applicant was not able to attend and requested that the application be postponed to July 24.

NEW BUSINESS

A. PC-22-SUB-007

Chairman Truesdell introduced case number 22-SUB-007, stating the request is consideration of a final plat to divide the tract of land into four lots. A vote of the commission is requested.

Director Riganti provided background, indicating that the final plat is substantially the same as the preliminary plat that was voted on by the commission previously. The final plat meets the technical requirements of the platting process.

Jessica Lutton, Cole Engineering, stated that there are no changes to the final plat compared to the preliminary plat that was previously presented to the commissioners.

Chairman Truesdell motioned to approve the request; seconded by Commissioner Korte. Motion carried unanimously by voice vote.

B. PC-23-SP-003

Chairman Truesdell introduced case number 23-SP(AR)-004 and described the request to consider a site plan for 702 Joyce Ann, in accordance with Section 405.820 Architecture and Site Plan Review.

Director Riganti provided background, indicating that the conversion of the carport to a garage required an architectural review. Director Riganti then stated that the representative for the case were not present.

Chairman Truesdell motioned to postpone the request until July 24, seconded by Alderman Nolte. Motion carried unanimously by voice vote.

5. PLANNING AND ZONING DIRECTOR'S REPORT

Director Riganti notified the Commission of what will be coming before them for the upcoming meetings. Director Riganti indicated that representatives for the old business, PC-23-VAR-02 should be able to attend on July 24 so the matter can be resolved.

6. MAYORAL REPORT

Mayor Clement reported on upcoming City events. He also mentioned the annexation canvassing progress, scheduled annexation open houses, and the progress on new City Hall.

7. EX-OFFICIO'S REPORT - none

8. COMMENTS FROM THE PLANNING AND ZONING COMMISSION - none

9. ADJOURNMENT

Commissioner Nolte made the motion to adjourn the Planning and Zoning Commission meeting of July 10, 2023, at 6:41 p.m. Motion seconded by Mayor Clement. Motion carried unanimously by voice vote.

Respectfully submitted by:
Loriell Campbell, Planning Technician
#

