



CITY OF MANCHESTER

PLANNING AND ZONING COMMISSION
MEETING MINUTES
August 12, 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

REPRESENTATIVES OF CASES

- A. **19-SIGN-004** Warren Sign, on behalf of Kohl's, applicant/owner of the sign, is seeking approval of a Sign Permit in order to replace an existing ground sign with a permanent pole sign for Kohl's on a property located at 14417 Manchester Road, in the C-1 Commercial Zoning District.
- B. **19-SP-015** Sean Flower, on behalf of Flower and Fendler, Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 737 Alexander Mark Way, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.
- C. **19-SP-016** Sean Flower, on behalf of Flower and Fendler, Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 734 Andrew Ryan Lane, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.
- D. **19-SP-017** Sean Flower, on behalf of Flower and Fendler, Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 736 Alexander Mark

- **Bill Behrens**
Warren Sign
2955 Arnold Tenbrook Rd
Arnold, MO 63010
636-282-1300
- **Sean Flower**
Flower & Fendler
PO Box 270255
St. Louis, MO 63127
314-486-0596

Way, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.

E. 19-SP-018 Sean Flower, on behalf of Flower and Fendler, Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 730 Andrew Ryan Lane, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.

F. 19-TXT-006 City Staff proposes Text Amendments of Article II, III, IV, V, and XIII of Chapter 405 Zoning Regulations pertaining to Medical Marijuana Regulations.

- **Melanie Rippetoe**
City of Manchester
 14318 Manchester Road
 Manchester, MO 63011
 636-227-1385

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of August 12, 2019 to order at 7:03 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 June 24, 2019. 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

4. APPROVAL OF AGENDA

Mayor Clement made the motion to approve the agenda as presented. Commissioner Korte seconded the motion. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
8	0	0	0

5. OLD BUSINESS

6. NEW BUSINESS

- A. **19-SIGN-004** Warren Sign, on behalf of Kohl’s, applicant/owner of the sign, is seeking approval of a Sign Permit in order to replace an existing ground sign with a permanent pole sign for Kohl’s on a property located at 14417 Manchester Road, in the C-1 Commercial Zoning District.

Bill Behrens presented this case. He explained that Kohl’s wanted to update their sign on Manchester Road. Director Rippetoe reported that the sign meets all the City’s regulations except the setback of the sign which would require a variance from the Board of Adjustment. She reported that the sign easement is not on the Kohl’s property but has owner permission and housed their previous sign. Mr. Behrens answered the Commissioners questions on the engineering and what changes were present from the previous sign.

Chairman Truesdell made the motion to approve the Sign Permit Review of CASE #19-SIGN-004 conditional upon a variance being granted by the Board of Adjustment. 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

Chairman Truesdell requested that cases 19-SP-015, 19-SP-016, 19-SP-017 and 19-SP-018 be presented together.

- B. **19-SP-015** Sean Flower, on behalf of Flower and Fendler, Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 737 Alexander Mark Way, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.
- C. **19-SP-016** Sean Flower, on behalf of Flower and Fendler, Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 734 Andrew Ryan Lane, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.
- D. **19-SP-017** Sean Flower, on behalf of Flower and Fendler, Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 736 Alexander Mark Way, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.
- E. **19-SP-018** Sean Flower, on behalf of Flower and Fendler, Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 730 Andrew Ryan Lane, in The Bend at Sulphur Spring Subdivision, zoned R-4 Residential.

Sean Flower presented these cases. He explained each proposed new single family home and answered the Commission’s questions. Director Rippetoe reported that the plans met all the City’s regulations and setback requirements. Staff had no objections.

Chairman Truesdell made the motion to approve the Site Plan of CASE #19-SP-015. Alderman

Hamill seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
8	0	0	0

Chairman Truesdell made the motion to approve the Site Plan of CASE #19-SP-016. Alderman Hamill seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
8	0	0	0

Chairman Truesdell made the motion to approve the Site Plan of CASE #19-SP-017. Alderman Hamill seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
8	0	0	0

Chairman Truesdell made the motion to approve the Site Plan of CASE #19-SP-018. Alderman Hamill seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
8	0	0	0

F. 19-TXT-006 City Staff proposes Text Amendments of Article II, III, IV, V, and XIII of Chapter 405 Zoning Regulations pertaining to Medical Marijuana Regulations

Director Rippetoe presented this case. She reported that legislation was passed in the State of Missouri legalizing medical marijuana. This text amendment defines marijuana uses and clarifies zoning regulations pertaining to medical marijuana. She explained that these regulations are consistent with the State of Missouri but also require facilities to be in free standing buildings with no Manchester frontage. She added that this amendment also creates the Planned Light Manufacturing/Industrial Development but because the City’s Comprehensive Plan and future land use map do not identify industrial land uses as a priority, the City has not identified any specific areas in which industrial uses are permitted as of right.

Discussion ensued. Director Rippetoe answered the Commissions questions regarding the responsibilities of municipalities with legislation from the State of Missouri.

Mayor Clement made the motion to give a favorable recommendation to the Board of Aldermen for the Text Amendment of CASE #19-TXT-006. Chairman Truesdell 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 that there have been more interviews for the Code Enforcement position. There are hopes to make an offer to an applicant shortly. She also noted that any questions regarding the compliance of Doctor John’s should be directed to the City Attorney.

8. EX-OFFICIO’S REPORT

Alderman Hamill reported that the Board of Aldermen recently held a meeting and revoked the Business License and Special Use Permit of the business Chen Sheng Massage and Spa. He also spoke to the St. Louis County temporary restraining order on Doctor John’s requiring them to remove all items that are not apparel and accessories. Additionally, he reported on recently approved stormwater projects on Pontoison and Chadwick.

9. MAYORAL REPORT

Mayor Clement informed the Commission of upcoming bid openings on Prop S streets and expounded on the Chadwick stormwater project. He notified the Commission that there have been many stormwater issues due to the increased rain.

10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Commissioners asked for an update on the Smokee Mo’s restaurant which had been previously presented before the Commission. It was determined that the restaurant was open for business.

11. ADJOURNMENT

Alderman Hamill made the motion to adjourn the Planning and Zoning Commission meeting of August 12, 2019 at 7:35 p.m. Motion seconded by Commissioner Korte; 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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