



**CITY OF MANCHESTER**  
**PLANNING AND ZONING COMMISSION**  
**MEETING MINUTES**  
**September 28, 2020**

<u>COMMISSIONERS</u>	<u>CITY OFFICIALS AND STAFF</u>
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Jason Truesdell, Chairman (2022)  
 Jerry Meyer (2021)  
 Joni Korte (2022)  
 Mark Smith (2022)  
 Paula Glaser (2024)  
 John Dodge (2022)

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

<u>CASES</u>	<u>REPRESENTATIVES OF CASES</u>
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- A. **20-SP-014** Flower and Fendler Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 450 Ava Renee Dr, zoned R-4 Residential.
- B. **20-SP-015** Flower and Fendler Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 427 Ava Renee Dr, zoned R-4 Residential.
- C. **20-SP-016** Flower and Fendler Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 756 Alexander Mark Way, zoned R-4 Residential.

- **Sean Flower**  
**Flower & Fendler**  
 P.O. Box 270255  
 St. Louis, MO 63127  
 314-486-0596

**1. CALL TO ORDER**

Chairman Truesdell called the Planning and Zoning meeting of September 28, 2020 to order at 7:02 p.m.

**2. ROLL CALL**

Chairman Truesdell asked the Recording Secretary to take roll.

Commissioner Jerry Meyer	Excused	Chairman Jason Truesdell	Present
Commissioner Paula Glaser	Present	Commissioner Mark Smith	Excused
Commissioner Joni Korte	Present	Alderman Paul Hamill	Present

Commissioner John Dodge	Present	Melanie Rippetoe, Director	Present
Mayor Mike Clement	Excused	Cinnamon Mullins, Recording Secy	Present

**3. APPROVAL OF MINUTES**

Alderman Hamill made the motion to approve the minutes August 24, 2020. Motion seconded by Commissioner Dodge; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	3

**4. APPROVAL OF AGENDA**

Alderman Hamill 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
5	0	0	3

**5. OLD BUSINESS**

**6. NEW BUSINESS**

Chairman Truesdell requested that cases 20-SP-014, 20-SP-015 and 20-SP-016 be presented together.

- A. 20-SP-014** Flower and Fendler Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 450 Ava Renee Dr, zoned R-4 Residential.
- B. 20-SP-015** Flower and Fendler Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 427 Ava Renee Dr, zoned R-4 Residential.
- C. 20-SP-016** Flower and Fendler Inc., owner, is seeking approval of a Site Plan to construct a new single family home to be located at 756 Alexander Mark Way, zoned R-4 Residential.

Sean Flower presented these cases. He explained the proposed new single family homes located at each address. Director Rippetoe reported that the plans for all three projects 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 #20-SP-014. 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	3

Chairman Truesdell made the motion to approve the Site Plan of CASE #20-SP-015. Alderman Hamill seconded the motion; it was passed by voice vote. The vote taken was recorded as

follows:

Ayes	Nays	Abstentions	Excused
5	0	0	3

Chairman Truesdell made the motion to approve the Site Plan of CASE #20-SP-016. Alderman Hamill seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	3

**7. PLANNING AND ZONING DIRECTOR’S REPORT**

Director Rippetoe updated the Commission on previously presented cases. She also explained that Code Enforcement would be coming in two Saturdays a month to address violations over the weekend. Director Rippetoe answered questions presented by the Commission about current businesses in Manchester.

**8. EX-OFFICIO’S REPORT**

Alderman Hamill reported that there will be no change in the property tax rates. He also reported that the Board of Alderman approved an upcoming storm water project in the City.

**9. MAYORAL REPORT**

**10. COMMENTS FROM THE PLANNING AND ZONING COMMISSION**

**11. ADJOURNMENT**

Alderman Hamill made the motion to adjourn the Planning and Zoning Commission meeting of September 28, 2020 at 7:10 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	3

Respectfully submitted by:  
 Cinnamon Mullins, Recording Secretary  
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