

CITY OF MANCHESTER

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
September 14, 2015**

COMMISSIONERS

Jason Truesdell, Chairman (2018)
James Labit, Secretary (2016)
Joni Korte (2016)
Tom Brown (2017)
Jack Fluchel (2019)
Mark Smith (2018)
Dave Willson, Mayor

CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member
Andy Hixson, City Administrator
Kimberly Fels, Recording Secretary

CASES

REPRESENTATIVES OF CASES

- A. CASE #15-SP-010** – A request for Site Plan Approval has been made by Rolwes Construction for a new home to be built at 601 Joyce Ann. The property is zoned R-1 Single Family Residential.
- B. CASE #15-SP-011** - A request for Site Plan Approval has been made by Jenkins & Kling, P.C. on behalf of A & R Manchester, LLC at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial and is in the South Manchester Transportation Development District.
- C. CASE #15-SUP-014** – A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A & R Manchester, LLC to have year round outside storefront storage and sale of propane at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial District.
- D. CASE #15-SUP-015** - A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A & R Manchester, LLC to have year round outside storefront storage and sale of materials, equipment, goods, supplies and/or merchandise at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial District.
- E. CASE #15-SUP-016** - A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A & R Manchester, LLC to have Four (4) outdoor displays of materials, equipment, goods, supplies and/or merchandise per calendar year, for a maximum time period of four (4) days at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial District.
- **Jim Rolwes**
Rolwes Construction Inc.
PO Box 454
Ballwin, MO 63022
314-230-7558
 - **G.M. Stock**
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63131
636-530-9100
 - **Stephen Kling, Jr.**
Jenkins & Kling P.C.
150 N. Meramec Avenue
Clayton, MO 63105
314-721-2525
 - **John Keen**
Academy Sports & Outdoors
1800 N. Mason Road
Katy, TX 77449
281-944-6406
 - **Abby Schaberg**
Jenkins & Kling P.C.
150 N. Meramec Avenue
Clayton, MO 63105
314-721-2525

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of September 14, 2015 to order at 7:01 p.m.

2. ROLL CALL

Chairman Truesdell asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Present	Chairman Jason Truesdell	Present
Commissioner Jack Fluchel	Excused	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Tom Brown	Present	Andy Hixson, City Administrator	Present
Mayor David Willson	Present	Kimberly Fels, Recording Secy	Present

3. APPROVAL OF MINUTES

Commissioner Brown made the motion to approve the minutes of August 24, 2015. Motion seconded by Commissioner Labit; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

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

Ayes	Nays	Abstentions	Excused
6	0	0	1

5. OLD BUSINESS

A. No Old Business

6. NEW BUSINESS

A. CASE #15-SP-010 – A request for Site Plan Approval has been made by Rolwes Construction for a home to be built at 601 Joyce Ann. The property is zoned R-1 Single Family Residential.

There was no representation; therefore, Commissioner Labit made motion to table Case #15-SP-010. Commissioner Brown seconded the motion. It was passed by voice vote and the case was tabled until the end of the night when Jim Rolwes arrived to represent the case. Commissioner Brown, then, motioned to re-open the case. Chairman Truesdell seconded the motion and Case #15-SP-010 was re-opened by voice vote.

Speaking for the case was Jim Rolwes of Rolwes Construction Inc. Mr. Rolwes is seeking Site Plan approval for the construction of a new single family home on a currently vacant lot. The new residence is a ranch style and will be approximately 2600 sq ft.

City Administrator Hixson provided the staff report. Staff gives a favorable recommendation of this Site Plan and has no objections.

With all questions from the Commission satisfactorily answered, Commissioner Brown made the motion for approval of the site plan review on CASE #15-SP-010. Chairman Truesdell seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

- B. CASE #15-SP-011** – A request for Site Plan Approval has been made by Jenkins & Kling, P.C. on behalf of A&R Manchester, LLC at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial and is in the South Manchester Transportation Development District.

Stephen Kling, Jr. of Jenkins & Kling, P.C. spoke as representing the applicant A&R Manchester, LLC and introduced the case as well as other representatives: George Stock of Stock & Associates Consulting Engineers, Inc and John Keen of Academy Sports & Outdoors.

George Stock gave a power-point presentation regarding CASE #15-SP-011, CASE #15-SUP-014, CASE #15-SUP-015 and CASE #15-SUP-016. The project description consists of demolition of a portion of the existing retail center and construction of an End-cap to house the new tenant, Academy Sports & Outdoors. The total proposed building footing would be 130,493 sq. ft.; equating to a Floor Area Ratio of 0.29.

The existing storm water basin would remain and be utilized as it is today. The parking lot would be re-constructed to allow for adequate spaces per Manchester’s ordinance and include landscaped islands. The re-development of the property will not change the site typography.

City Administrator Hixson provided the staff report. Staff gives a favorable recommendation of this Site Plan.

Upon questions raised by the Commission, George Stock confirmed that the parking lot has a shared agreement for use by all tenants. Also, there will not be an infringement on existing businesses. All plans for the building and construction are moving in line with St. Louis County code as well as Metropolitan Sewer District’s requirements.

Commissioner Labit made the motion for approval of the site plan review on CASE #15-SP-011. Commissioner Korte seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

- C. CASE #15-SUP-014** –A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A&R Manchester, LLC to have year round outside storefront storage and sale of propane at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial District.

City Administrator Hixson provided the staff report. Staff gives a favorable recommendation of this Special Use Permit.

With the questions from the Commission being answered, Commissioner Brown made the motion for approval of the Special Use Permit on CASE #15-SUP-014. Commissioner Labit seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

- D. CASE #15-SUP-015** –A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A&R Manchester, LLC to have year round outside storefront storage and sale of materials, equipment, goods, supplies and/or merchandise at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial District.

City Administrator Hixson provided the staff report. Staff gives a favorable recommendation of this Special Use Permit.

With the questions from the Commission being answered, Chairman Truesdell made the motion for approval of the Special Use Permit on CASE #15-SUP-015. Commissioner Smith seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

- E. CASE #15-SUP-016** –A request for a Special Use Permit has been made by Jenkins & Kling, P.C. representing A&R Manchester, LLC to have four (4) outdoor displays of materials, equipment, goods, supplies and/or merchandise per calendar year, for a maximum time period of four (4) days at 14244 – 14264 Manchester Road. The property is zoned C-1 Commercial District.

City Administrator Hixson provided the staff report. Staff gives a favorable recommendation of this Special Use Permit.

With the questions from the Commission being answered, Commissioner Labit made the motion for approval of the Special Use Permit on CASE #15-SUP-016. Commissioner Korte seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

7. PLANNING AND ZONING DIRECTOR’S REPORT

City Administrator Hixson informed the Commission that a Director for Planning & Zoning has accepted the position and will start soon in October.

8. EX-OFFICIO’S REPORT

Alderman Clement recalled the City of Manchester’s Homecoming was a great success with strong crowds and happy vendors.

9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

10. ADJOURNMENT

Commissioner Brown made the motion to adjourn the Planning and Zoning Commission meeting of September 14, 2015 at 7:42 p.m. Motion seconded by Commissioner Labit; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

Respectfully submitted by:
Kimberly Fels, Recording Secretary

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