

THE MANCHESTER PLANNING COMMISSION MINUTES
August 21, 2023

The meeting was called to order at 5:30 PM. With the absence of Chairman Mark Williams, a motion was made by Ken Seuberling to appoint Ward Johnson as acting Chairman, seconded by Secretary Elissa Fletcher. Approved unanimously

MEMBERS PRESENT: Mayor Marilyn Howard, Vice Mayor Mark Messick, Secretary Elissa Fletcher, Ward Johnson, Ken Seuberling, and Brad Goodwin

MEMBERS UNABLE TO ATTEND: Chairman Mark Williams, Vice Chairman Leif Swanson, and Rob Clutter.

NON-MEMBERS PRESENT: Codes Director Brittany Fiske and others.

NON-MEMBERS UNABLE TO ATTEND: City Engineer Scot St. John and Office Manager Grace Frazier.

APPROVAL OF July 17, 2023 MINUTES:

Motion by Secretary Fletcher to approve, seconded by Ken Seuberling. Approved unanimously.

BUSINESS:

Site Plan: 400 S. Ramsey St. for Stacy Morales for an office building. Zoned C-3

This site plan is for a new office building at 400 S. Ramsey St. at the corner of US Hwy. 41 and Ramsey St. The existing residential house has been removed. A 3,000sf office building with 16 parking spaces is proposed. Stormwater detention is being provided. Utilities are available to the site.

Recommendation:

Staff recommends approval of the final plat subject to the following punchlist items:

1. Submit a completed, signed detention maintenance agreement form.
2. Coordinate with MWSD on sewer availability.

Motion by Vice Mayor to approve as pending punchlist items, seconded by Ken Seuberling. Approved unanimously.

Rezoning: 814 S. Spring St. from R-3 to R-4 for Wesley Parker.

This rezoning request is to allow for a higher density of multi-family. The owner has been granted a "Special Exception" to allow for multi-family at the June 22, 2023 meeting. The rezoning of the property would allow up to 9 units on the property. The property owner, Wesley Parker, is only proposing 6 units and not the 9 that would be allowed.

There was concerns from citizens about the traffic and safety issues of S. Spring St. and the vehicles from the development coming out on the road with a blind hill nearby. There was also concerns about the rezoning not following the current Land Use Plan that was approved in 2015 for high density. On the 2015 Land Use Plan it shows the property at medium density. The proposed Land Use Plan that is still in process of being accepted shows the property to be in a high-density area.

Motion by Vice Mayor Messick to send to BOMA with a positive recommendation, seconded by acting Chairman Ward Johnson. There was 3 positive votes and 3 negative votes. The request was sent to the BOMA with neither a positive or negative recommendation.

Report of Chairman: NONE

Report of Engineer/Codes Director: Director Fiske informed the commission that since the advertisement for the public hearing for the Land Use Plan did not meet the 30 day notice requirement. It has been advertised again to meet the 30 day notice requirement. The Land Use Plan will be presented at the September meeting.

Motion to adjourn at 6:10 PM by Ken Seuberling, seconded by Secretary Fletcher. Approved unanimously.

Chairman

Secretary

MANCHESTER BOARD OF ZONING APPEALS MEETING
August 21, 2023

Meeting was called to order by acting Chairman Ward Johnson at 6:11 P. M.

MEMBERS PRESENT: Mayor Marilyn Howard, Vice Mayor Mark Messick, Secretary Elissa Fletcher, Ward Johnson, Ken Seuberling, and Brad Goodwin

MEMBERS UNABLE TO ATTEND: Chairman Mark Williams, Vice Chairman Leif Swanson and Rob Clutter

NON-MEMBERS PRESENT: Codes Director Brittany Fiske, and others.

NON-MEMEBERS UNABLE TO ATTEND: City Engineer Scot St. John and Codes Office Manager Grace Frazier

APPROVAL OF MINUTES: July 17, 2023

A motion to approve by Ken Seuberling, seconded by Secretary Fletcher. Approved unanimously.

BUSINESS;

1. Variance: 410 Woodbury Hwy. for Powers Storage/Daniel Powers. Zoned R-3/C-3

This variance is being requested on an existing non-conforming lot. The request is for an 18'side setback on one of the buildings abutting a residential zone.

Motion by Brad Goodwin to approve, seconded by Secretary Fletcher. Approved unanimously.

Report of Chairman: NONE

Report of Engineer/Codes Director: None

Motion to adjourn at 6:20 by Vice Mayor Messick, seconded by Mayor Howard. Approved unanimously

Chairman

Secretary

