

**THE MANCHESTER PLANNING COMMISSION MINUTES**  
**April 15, 2024**

Chairman Mark Williams called the meeting to order at 5:30 P.M.

**MEMBERS PRESENT:** Vice Mayor Mark Messick, Chairman Mark Williams, Vice Chairman Leif Swanson, Secretary Elissa Fletcher, Ward Johnson, Rob Clutter and Brad Goodwin

**MEMBERS UNABLE TO ATTEND:** Mayor Marilyn Howard and Ken Seuberling

**NON-MEMBERS PRESENT:** City Engineer Scot St. John, Codes Director Brittany Fiske, Office Mgr. Grace Frazier and others.

**NON-MEMBERS UNABLE TO ATTEND:** NONE

**APPROVAL OF MARCH 18, 2024 MINUTES:**

Motion by Ward Johnson to approve, seconded by Brad Goodwin. Approved unanimously.

**COMMENTS FROM CITIZENS:**

Citizen voiced concerns on the Land Use Plan and clarification of when amendments can be done.

**BUSINESS:**

**Prem./Final Plat:** 2 lots 320 Ridgewood Dr. for Ron Russ. Zoned RS-1 in the UGB.

This preliminary/final plat subdivides one lot into two lots. The area of the new lots is in the City of Manchester's UGB. Lot 1 will contain 1.00 acres and is currently undeveloped. The remaining Russ property is 29 acres. Public water is available to both lots.

**Recommendation:**

Staff recommends approval of the site plan. All review comments have been addressed.

Motion by Ward Johnson to approve as presented, seconded by Secretary Fletcher. Approved unanimously.

**Prem./Final Plat:** 2 lots 410 Brandontown Rd. for Daniel Harris. Zoned RS-1 in the UGB.

This preliminary/final plat subdivides one lot into two lots. There currently are two houses on one parcel and this plat will subdivide it so each house is on its separate lot. Lot 1 will contain 2.05 acres and an existing house. The remaining 11 acres will contain an existing house. The property is in the City of Manchester's UGB. Public water is available to both lots.

**MANCHESTER BOARD OF ZONING APPEALS MEETING**  
**April 15, 2024**

**NO BUSINESS**

**NO MEETING**