

# MINUTES OF A MEETING OF THE MANCHESTER HISTORIC ZONING COMMISSION

5 December 2024

## Call to Order

The regular meeting of the Historic Zoning Commission was called to order at 5:00 p.m. in the city hall Board Room with Chair Rick Cook presiding. In attendance were Codes Director Brittany Fiske, Ellen Briggs, City Planning Commissioner Ken Seuberling, and Norm Vetter. Absent were Alderman James Threet, Ray Amos, and Will Painter.

## New Business

Mr. Philip Calahan, President and CEO of People's Bank and Trust previously submitted a COA for new construction of a drive-up ATM to be erected on property owned by the bank located at the **corner of West Main and South Irwin Streets**. This COA was reviewed and discussed in the preceding HZC meeting held in November. As noted in the minutes from November's meeting, the proposal had been previously reviewed and accepted by the Manchester City Planning Commission.

At the November meeting, the application was found in compliance with all aspects of the Historic Zone regulations with the exception of the proposed LED signage. It was proposed and determined to accept the application as submitted with the understanding that the LED sign question was still open and to be decided at a later meeting pending further discussion with the other members of the Commission absent at this meeting.

At this December HZC meeting, Mr. Philip Calahan, President and CEO of Peoples' Bank and Trust was absent. Mr. Kenny Sadler was in attendance to answer questions as they arose from the Commission.

Mr. Sadler also proposed one-time acceptance of the signage as proposed in view of its "ground sign" design, i.e., a free-standing sign unattached to any building structure.

The members of the Commission in attendance discussed their unanimous hesitancy to provide an exception / variance specific to this request due to the fact that by so doing, an unfavorable precedent would be established. Brittany then explained that it was not within the Commission's power to issue a code variance. Furthermore, the only course of action would be a proposal to alter the wording of the code as written by rewriting the ordinance, then submit it and seek approval by the Board of Mayor and Aldermen. Subsequent discussion voiced the doubtfulness of the Commission taking this action.

It was suggested by Mr. Sadler that Mr. Calahan be given the opportunity to present his case to the Commission once more. The group accepted this request and as of the meeting's close, the issue will be moved to be covered and voted upon in January's meeting.

## Adjournment

There was no further business to discuss so the meeting was adjourned at 5:29. Next meeting: 2 January, 2025 at 5:00 PM

Respectfully submitted,  
Norm Vetter, Secretary