

**MINUTES OF A MEETING OF THE MANCHESTER  
HISTORIC ZONING COMMISSION (HZC)**

1 May 2025

**Call to Order**

The regular meeting of the Historic Zoning Commission was called to order at 5:00pm in the City Hall board room with Chair Norman Vetter presiding.

**Roll Call**

**Present:** Chairman Norman Vetter, Codes Director Brittany Fiske, City Planning Commissioner Ken Seuberling, Secretary Sara Adams, Ellen Briggs, and Will Painter

**Absent:** Major Joey Hobbs, Alderman James Threet, Ray Amos, and Rick Cook

**Minutes approval**

The minutes of the previous meeting, after being reviewed and corrected, were approved as amended.

**New Business**

The Historic Zoning Commission discussed the letter addressed to Mayor Joey Hobbs written by Phillip Calahan, President and CEO of Peoples Bank & Trust, requesting the property located at the corner of West Main Street and South Irwin Street be removed from the Historic District (see minutes from 3 April 2025 HZC meeting). After thorough discussion, the commission agreed the property should not be allowed to be removed from the Historic District and voted **unanimously** to send a letter with a **negative recommendation** to the Board of Mayor and Aldermen in response to the request (see attached).

**Next Meeting**

The next meeting is scheduled for **June 5, 2025, at 5:00 PM.**

**Adjournment**

There being no further business, the meeting was adjourned at 6:00 PM.

Respectfully submitted,  
Sara Adams, secretary

**Manchester Historic Zoning Commission**

c/o Health & Codes Department  
107 Hillsboro Blvd., Manchester TN 37355

6 May 2025

To: **Board of Mayor and Aldermen, City of Manchester, TN**

**COMMISSIONERS**

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Dear Board Members:

This letter is in response to a letter dated April 2, 2025, previously sent to Mayor Hobbs by Mr. Philip Calahan, President/CEO of Peoples Bank & Trust Company wherein Mr. Calahan requested removal of bank owned property from the Manchester Historic District. Said property is located at the corner of West Main and South Irwin Streets.

In November, 2024, The Historic Zoning Commission reviewed a Certificate of Approval (COA) submitted by Mr. Calahan on behalf of the bank requesting approval of the construction of an ATM on the property mentioned. The Commission enthusiastically accepted the COA and its accompanying drawings of the structure, its monument sign and all other design aspects with the exception of the proposed LED sign component. Such exterior signage is expressly forbidden by City Ordinance 14-621 subsection 7(g) 1.

During discussion of the same proposal in subsequent Commission meetings in both December and February, it was determined by unanimous vote to deny the request for any exception to the ordinance as this would set an unjustifiable standard going forward.

Presently, Mr. Calahan seeks removal of the property from the recognized historic zone. The reasons stated in his letter include: (1) The property is vacant, (2) the property does not contain an historic building, (3) the property faces Highway 41, and (4) the property equals other properties in the district which were "exempted" from the district. These characteristics of the property are not unique when other lots within the zone are considered, specifically (1) Other vacant lots are found in the district, (2) The other vacant lots that exist in the historic zone also do not have buildings on them, (3) Other lots in the zone face Highway 41, and (4) No property has ever been exempted nor removed from the established zone.

The Historic Zoning Commission states that honoring this latest appeal would in itself set an unwarranted legal precedent and thus create a path for other property owners to follow on the occasion their construction plans do not meet the criteria of the documented city ordinance.

We believe that our Manchester historic zone is, undoubtedly, worth protecting, and we believe that it is imperative that the Board of Mayor and Aldermen vote to keep the historic zone intact. Therefore, the Commission dutifully requests the Board of Mayor and Aldermen deny Mr. Calahan's request for removal.

Respectfully,

Manchester Historic Zoning Commission  
Norman K. Vetter, Chair