



CITY OF MANCHESTER
BOARD OF ADJUSTMENT MINUTES
June 13, 2019

ATTENDANCE

Chairman Kent Goddard – Present
Member J.D. Pohlman – Present
Member Alan Nissenbaum – Present

Member Dan Miller – Present
Member Jeffrey Rupich - Present

CITY OFFICIALS

Joseph E. Bond, City Attorney
Melanie Rippetoe, Planning and Zoning Director

COURT REPORTER

Lauren Goodman

ATTENDEES

Brandon Ghetia

CALL TO ORDER

Chairman Goddard called the meeting to order at 6:30 p.m. and asked Director Rippetoe to call the roll. The record of attendance is shown above.

APPROVAL OF MINUTES

A motion to approve the minutes from the meeting held on April 11, 2019, as submitted, was made by Member Miller and seconded by Member Nissenbaum. The minutes were approved 5-0.

OLD BUSINESS

None

NEW BUSINESS

CASE #19-V-008

Director Rippetoe gave the details of the variance case:

RE Image Company, applicant, on behalf of Mfs Real Estate Corp A Missouri Corp, owner, is seeking approval of a Sign Permit in order to erect a permanent ground mounted pole sign for The Diamond Family, located at 14441 Manchester Road, in the C-1 Commercial Zoning District. The property fronts on Manchester Road to the south and abuts properties zoned C-1 Residential to the north, east and west.

The proposed sign is shown to be approximately 9.5 feet in height and 71 square feet overall, with 38 square feet of sign area that includes a 28 square foot electronic message sign. It is shown to be located 3.66 feet from the south property line along Manchester and approximately 6 feet from the west property line.

Testimony #1 – Brandon Ghetia, presented on behalf of RE Image Company, applicant. He summarized the project and explained the placement and size were chosen for visibility concerns and limited locations available on the property. He noted that although the sign is shown to only be three and a half feet from the property line, with the 20 foot right-of-way, it would still be nearly 30 feet from the curb at Manchester Road.

Discussion ensued about the need for the variances. Mr. Ghetia stated that although the overall sign would be 71 square feet, the electronic message board was only 28 square feet. In response to Chairman Goddard’s question about what would be considered the square footage of the sign, Director Rippetoe clarified that the entire diamond shaped sign would be considered signage from the City’s perspective.

With all the questions satisfactorily answered the Board voted on the three variances separately.

Member Miller made a motion and was seconded by Member Pohlman to approve the variance regarding the setback from the property line. The resulting vote was 5-0 in favor of the variance.

Member Miller made a motion and was seconded by Member Rupich to approve the variance regarding the height of the sign. The resulting vote was 5-0 in favor of the variance.

Member Pohlman made a motion and was seconded by Member Rupich to approve the variance regarding the size of the sign. The resulting vote was 4-1 in favor of the variance.

ADJOURNMENT

Chairman Goddard adjourned the meeting at 7:18 p.m.

Respectfully Submitted by:

Melanie Rippetoe, Director of Planning, Zoning and Economic Development