



CITY OF MANCHESTER
BOARD OF ADJUSTMENT MINUTES
September 12, 2019

ATTENDANCE

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

Member Dan Miller – Present
Member Anne Altepeter - Present

CITY OFFICIALS

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

COURT REPORTER

Lauren Goodman

ATTENDEES

Bill Behrens

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 June 13, 2019, as submitted, was made by Member Nissenbaum and seconded by Member Altepeter. The minutes were approved 5-0.

OLD BUSINESS

None

NEW BUSINESS

CASE #19-V-010

Director Rippetoe gave the details of the variance case:

Warren Sign, on behalf of Kohl's, applicant/owner of the sign, is seeking approval of a Sign Permit in order to replace an existing ground sign with a permanent pole sign for Kohl's on a property located at 14417 Manchester Road, in the C-1 Commercial Zoning District. The property fronts on Manchester Road to the south and abuts properties zoned C-1 Commercial to the north, east and west.

The proposed sign is shown to be approximately 25 feet in height and approximately 96.7 square feet overall. The sign is shown to replace an existing ground sign located on the property at 14417 Manchester Road in a sign easement granted in 1990 originally for the Venture sign location. The sign is shown to be 42' 9" from the property line along Manchester Road and 12' 2" from the property line along Louis Street.

Director Rippetoe explained that the sign would need a 17' 10" variance from the 30-foot front yard requirement in Section 405.320 of the Zoning Regulations.

Testimony #1 - Bill Behrens presented on behalf of Warren Sign Co., applicant. He summarized the project and explained that the new sign will be in the same location as the previous sign. After questions presented by the Board, Mr. Behrens noted that this location is in a sign easement and is the only place for their sign to have Manchester frontage without placing it on someone else's property.

With all the questions satisfactorily answered the Board voted on the variance.

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

ADJOURNMENT

Chairman Goddard adjourned the meeting at 6:43 p.m.

Respectfully Submitted by:

Melanie Rippetoe, Director of Planning, Zoning and Economic Development