



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, September 28,
2023

7:00 PM

Board Room

Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklintn.gov/planning.

The typical process for discussing an item is as follows:

1. Staff Presentation
2. Public comments
3. Applicant presentation, and
4. Motion / discussion / vote

Applicants are encouraged to attend the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

CALL TO ORDER

Acting Chair Orr called the meeting to order at 07:01 PM

Board Members Present: Marcia Allen, Jimmy Franks, Scott Harrison, Nick Mann, Alma McLemore, Michael Orr, Ann Petersen, Jennifer Williamson

Board Members Absent: Roger Lindsey

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on a non-consent agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

The Chair asked for citizen comments. There were none.

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.gov by noon on the day prior to the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The August 24, 2023 FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT August 24 2023 FMPC Minutes

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Ann Petersen to approve the Minutes from the August 24, 2023 meeting. The motion carried 8-0.

ANNOUNCEMENTS

Acting Chair Michael Orr asked if Staff had any announcements. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Acting Chair Michael Orr asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-11 and 16-17 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Nick Mann, seconded by Commissioner Marcia Allen to approve items 3-11 and 16-17 as presented on the Consent Agenda. The motion carried 8-0.

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 3; Extend The Performance Agreement For Green Infrastructure And Drainage Improvements To September 26, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 1, Revision 2, Resub Of Lots 65 And 107; Extend The Performance Agreement For Drainage Improvement To September 26, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Berry Farms Town Center PUD Subdivision, Site Plan, Section 9; Extend The Performance Agreement For Streets Improvement To September 26, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Creekstone Commons PUD Subdivision, Final Plat, Section 1, Revision 2; Extend The Performance Agreement For Drainage Improvement To September 26, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Ovaton Subdivision, Final Plat; Extend The Performance Agreement For Sidewalks And Streets Improvements To September 26, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Riverbluff PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Drainage Improvement To March 28, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

9. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage Improvement To September 26, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

10. Simmons Ridge PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Green Infrastructure Improvement To September 26, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

11. Synergy Bank Addition Subdivision, Site Plan, Revision 3 (Phases 3 And 4); Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

ENVISION FRANKLIN PLAN AMENDMENTS

12. PUBLIC HEARING: Consideration Of Resolution 2023-62, A Resolution To Adopt An Envision Franklin Plan Amendment To Establish A "Institutional Uses Located At The TuckAway Development (1190 Lewisburg Pike)" Special Consideration For The Single-Family Residential Design Concept.

Sponsors: Emily Wright, Eric Conner

Attachments:

1. 1190 lewisburg Staff Report
2. 2023-09-07 Fellowship Bible Church - EFA
3. 2023-62 RES 1190 Lewisburg Pike Special Consideration_Combined_Law approved
4. citizen comment_1190 Lewisburg Pike _ Envision Franklin Amendment

Staff: Eric Conner. Mr. Conner explained that this application is to establish an Envision Franklin Special Consideration for "Institutional Uses located at the Tuck Away Development" for the Single-Family Residential Design Concept. The Special Consideration as proposed would allow for existing residential structures to be reused as part of institutional uses when accompanied by a Development Plan, and list Institutional uses as appropriate at the site in question.

The applicant intends to propose a new church within the Special Consideration area if this amendment is approved.

Envision Franklin is currently not supportive of Institutional uses in the Single-Family Residential Design Concept when they are not located at major intersections of arterial and collector streets. They are also not supported if the location negatively impacts access, scale, and traffic of the surrounding area. Additionally, the existing Special Consideration states that single-family homes may not be reused as part of an institutional use. The applicant is proposing to allow for the reuse of the home as offices for the church and Staff does not have concerns about this matter due to the size of the site. Mr. Conner noted that this provision was intended to prevent institutional uses in very compact residential neighborhoods. Because of the large size of the property, Staff don't have concerns about this part of the Special Consideration.

This site currently has an approved PUD Development Plan for the "Tuck Away Development" that was approved in 2021 for 37 single family homes after an annexation and Envision Franklin Plan Amendment in 2020. This amendment changed the Design Concept from Large Lot Residential to Single-Family Residential Design Concept. Mr. Conner explained that for an amendment to be made in Envision Franklin there are five criteria required to be met. Staff responses to the five criteria are outlined in the application documents in Civic Clerk along with the responses by the applicant and one public comment.

Citizen Comments:

Kari Mauk, 2518 St. James Drive. Ms. Mauk explained that she has significant concerns about the increased amount of traffic along with the potential light and noise pollution from church events.

Freeman Jones, 1191 Lewisburg Pike. Mr. Jones stated that his family is opposed to the amendment to Envision Franklin because of increased traffic, noise pollution, and light pollution. Mr. Jones has concerns that his family-friendly neighborhood will be endangered, and property owners will see a decrease in home values.

Melissa Littich, 2526 Saint James Drive. Ms. Littich explained that she was told repeatedly at two different meetings that the property would not be zoned as civic-institutional. She stated that her family purposefully bought at the back of the neighborhood because it was understood the property was zoned residential. Ms. Littich expressed her concerns about having a road leading to the church directly along her fence/property line. Ms. Littich requested answers about parking spaces/parking lot, occupancy of the church during events, frequency of events, and details about recreational fields planned for the property.

Rebecca Anderson, 1105 Warrior Drive. Ms. Anderson stated that she is in support of the project and believes that Fellowship Bible Church will add value to the community. From firsthand experience, Ms. Anderson explained that the culture and atmosphere of the church is welcoming and inclusive despite differences. The church will provide a safe and healthy environment full of kind and caring people.

John B. Conger, III, 2385 Henpeck Lane. Mr. Conger explained that he is in favor of the project because it supports the future goals of Envision Franklin. The proposed plan will benefit the community by preserving the unique character of Franklin and the integrity of the land. New infrastructure or utility upgrades will not be required to support the project nor will the project burden existing schools in the area. By keeping the green space for ball fields and walking trails, opportunities for healthy relationships can occur. The preliminary plans show that the church cannot be seen from

Lewisburg Pike as the plan allows for open frontage space. Mr. Conger noted the positive financial impact of the church as people will go out to eat or shop after church events.

Steve Dicer, 2526 St. James Drive. Mr. Dicer stated that he is not in support of the project because of the proposed road that will run along his property line, creating a lack of privacy and an inability to enjoy nature. It was understood that very few events would take place throughout the week, but after hearing the presentations, events will take place on most weekdays. If recreational fields are considered in the open spaces, cars will come and go night and day.

Applicant: Eric Hoffman, representing Fellowship Bible Church, Greg Gamble.

Mr. Hoffman explained that Fellowship Bible Church has been serving Franklin for 25 years and part of the church's mission is to serve the community through fostering relationships. The church has held numerous one on one meetings for neighbors and community members to create ongoing dialog about plans for the property and to meet members of the church. The church has identified this property as one that aligns with the goals of the community as well as the church. After meeting with staff members and considering their feedback, the plan has been reshaped to include the front lawn green space that neighbors and those traveling along Lewisburg Pike can continue to enjoy. Mr. Hoffman asked for approval of the institutional designation so that a development plan can be created, and the project can move forward in the process.

Greg Gamble. Mr. Gamble noted one change since the conceptual workshop consisting of a 200-foot setback from Lewisburg Pike instead of 100-foot setback. The application request is for special consideration of "institutional uses" within the PD designation set forth by Envision Franklin. The Board of Mayor and Alderman have special controls/limitations in place for the Planned District designation. Approval of the special consideration will allow the property to be studied for the purposes of the church, including a traffic study focusing on Wednesday evenings and Sunday mornings. The church is committed to the requirements of PD including setbacks, building square footage, building height and architectural characteristics. Mr. Gamble explained that there would not be a school or preschool on the church campus.

Commissioner Franks motioned to approve Resolution 2023-62, seconded by Commissioner Harrison.

Discussion

Alderman Petersen asked if staff could provide more information.

Mr. Conner stated that Envision Franklin recommends multiple access points for properties with institutional uses and the access points should be located at major intersections. This property/application goes against Envision Franklin as it does not have multiple access points, nor would the access point be located at a major intersection. Secondly, the applicant would like to reuse the existing home on the property and be adapted for use as church offices. Envision Franklin recommends against reuse of homes to avoid schools or churches being established in single-family neighborhoods, increasing traffic. Staff do not have concerns about reuse of the home as church offices, because of the large size of the property. However, staff recommends overall disapproval of the application due to the traffic impacts to Lewisburg Pike.

Commissioner Mann asked about the plans for the remaining parcel of land.

Mr. Gamble explained that the parcel is owned by the developer and his sister who both live in houses on the property and do not plan to relocate. Williamson County granted an emergency egress to Crossway Drive and BOMA approved a modification of standards to not require a southbound road connection. The proposed use of the church is smaller than a mega church and with approval, the traffic study can begin immediately to analyze the impacts of a single access point (entrance/exit).

Mr. Hoffman stated that the total congregation membership is eight hundred people, including adults and children. Mr. Hoffman explained that in addition to Wednesday night youth group and Sunday morning church services, there will be smaller events going on throughout the week (Bible studies and other meetings of 25-40 people).

Commissioner Allen stated her concerns about the traffic impact on Lewisburg Pike, especially on Sunday mornings. As the church grows, there will be more traffic concerns along with more light and noise pollution. Three of the five criteria required for an amendment to Envision have not met and, for these reasons, Commissioner Allen stated that she cannot

support the project.

Commissioner McLemore expressed her concerns about increased traffic during church events but would be interested in seeing the results of a traffic study.

Commissioner Williamson also agreed with Commissioner McLemore regarding the results of a traffic study and noted concerns about the impacts on property owners adjacent to this parcel if the project moves to the development plan level.

Commissioner Franks stated that the proposed large front buffer of the parcel will maintain a rural feel rather than a view of another neighborhood backing up to Lewisburg Pike. Continuing, Mr. Franks stated that the applicant should be allowed to move forward with a development plan to understand the full impact on the land and to the neighbors adjacent to the property.

Commissioner Mann agreed with Commissioner Franks and added that at the development plan level more scrutiny can be applied to the project.

Commissioner Williamson asked if disapproval of the resolution would change the original single family home designation.

Vice Chair Orr stated that tonight's approval of the resolution does not void the existing approval.

Mr. Conner noted that the language (100-foot setback) in the application would need to be updated by adding an amendment to the motion that states change to a 200-foot setback. Mr. Conner explained that if the resolution is approved, Envision Franklin would be altered to include institutional use/special consideration, but the PUD for Tuck Away would still exist. The special consideration would only apply to the twenty-five acres facing Lewisburg Pike at 1190 Lewisburg Pike.

A motion was made by Commissioner Jimmy Franks, seconded by Commissioner Scott Harrison, to Approve Item 12 including an amendment to include a 200-foot setback instead of 100-foot setback. The motion carried 6-2. (Commissioners Allen and Petersen voting against)

REZONINGS/DEVELOPMENT PLANS

13. Consideration Of Resolution 2023-58, A Resolution Approving A Revision To A Development Plan For Poplar Farms PUD Subdivision, For Five Properties Located Southeast Of The Intersection Of Clovercroft Road And Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, And 4101 Clovercroft Road.

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

- Attachments:**
1. MAP Poplar Farms PUD Subdivision, Development Plan, Revision 1
 2. RES 2023-58 Poplar Farms PUD Development Plan, Revision 1_Combined_Law Approved
 3. CONDITIONS OF APPROVAL 8272 Poplar Farms PUD Subdivision, Development Plan, Revision 1
 4. DEVELOPMENT PLAN Poplar Farms PUD Subdivision, Development Plan, Revision 1
 5. 1-7 Pages from 2023.9.7 - COF 8272 Poplar Farms Development Plan
 6. 8-14 Pages from 2023.9.7 - COF 8272 Poplar Farms Development Plan
 7. 15-21 Pages from 2023.9.7 - COF 8272 Poplar Farms Development Plan-2
 8. 22-28 Pages from 2023.9.7 - COF 8272 Poplar Farms Development Plan-3
 9. 29-35 Pages from 2023.9.7 - COF 8272 Poplar Farms Development Plan-4
 10. 36-42 Pages from 2023.9.7 - COF 8272 Poplar Farms Development Plan-5
 11. 43-49 Pages from 2023.9.7 - COF 8272 Poplar Farms Development Plan-6
 12. 50-56 Pages from 2023.9.7 - COF 8272 Poplar Farms Development Plan-7
 13. 57-63 Pages from 2023.9.7 - COF 8272 Poplar Farms Development Plan-8
 14. 64-71 Pages from 2023.9.7 - COF 8272 Poplar Farms Development Plan-9
 15. 72-78 Pages from 2023.9.7 - COF 8272 Poplar Farms Development Plan-10
 16. 79-85 Pages from 2023.9.7 - COF 8272 Poplar Farms Development Plan-11
 17. 86-92 Pages from 2023.9.7 - COF 8272 Poplar Farms Development Plan-12

Staff: Chelsea Randolph. Ms. Randolph stated that Poplar Farms PUD Subdivision Development Plan was approved by BOMA on November 9, 2021. It is a development consisting of approximately 295 acres located at the intersection of Clovercroft Road and Oxford Glen Drive. The plan consists of 546 residential dwelling units with varying lot sizes throughout the development. The proposed revision is to reduce the side setbacks for 65-foot-wide lots from 7.5 feet to 5 feet. Envision Franklin places the subject parcels into the Single-Family Residential Design Concept. Envision Franklin encourages exceptional design through proportion, rhythm, and massing along the street. This is codified throughout all zoning districts, and for lots that are 65 feet wide, a 10-foot side yard setback would be required in all base districts with predetermined setbacks. As lot sizes get smaller, setbacks get smaller. Since standards can be created within a Planned District, the City Staff came to a compromise with the applicant during the original development plan approval, that 65' wide lots on the proposed plan could have 7.5-foot side yard setbacks because the proportion of lot size to space between homes could still meet the intent of Envision Franklin. The proposed reduction to 5-foot setbacks for 65-foot-wide lots does not provide the intended proportion, rhythm, and massing along the street and does not meet the intent of Envision Franklin. Staff recommends that the Planning Commission disapprove Resolution 2023-58.

Public:

Janet Curtis, 3665 North Chapel Road. Ms. Curtis stated that she is against the request to decrease the side setbacks from 7.5 feet to 5 feet. The homes look out of place and disproportionate on the lots. Instead of high-density housing where all that can be seen are rows of roof lines, transitional zones are needed to proportionately move from large lots to smaller lots. Ms. Curtis requested that the Commission keep the setbacks where they currently exist and not give in to builder requests.

Kevin Berg, 4512 Stagecoach Drive. Mr. Berg requests that the Board deny the request to reduce the side setback from 7.5 feet to five feet as the homes will sit on top of each other.

Applicant: Brian Gallagher. Mr. Gallagher explained that there are no changes to the density, road layouts, or number of lots that have been previously approved. The reduction of the side setbacks from 7.5 feet to 5 feet would allow for a variety of elevations that hide the front-loading garages, reducing the visual impact of the front-facing garages. The reduction in side setbacks will allow for larger homes, meeting the market demand of two bedrooms and an office on the first floor. Although the depth of the home will grow, the streetscape will have a better rhythm and flow with a variety of elevations, including wrap around porches or a porte cochere.

A motion to disapprove Resolution 2023-58 was made by Commissioner Allen, seconded by Commissioner Williamson.

Commissioner Williamson stated that the need for more homes may be market demand driven, but market demand should not influence decisions or allow a disregard for Franklin's guiding documents.

Commissioner Allen stated that at the Joint Conceptional Workshop most of the feedback to the applicant was centered around the disproportionate ratio of lot size to house size. The Commission has already agreed to a reduction of side setbacks from ten feet to 7.5 feet.

Mr. Gallagher explained that to meet the setback requirements it is impossible to meet the relationship ratio of the garage frontage/front elevation with a 10-foot setback unless a different sized garage door is considered.

Commissioner Franks noted that larger lots (70-foot-wide) should have been considered, to meet the regulations more easily, as opposed to 65-foot-wide lots. Commissioner Franks suggested a revision to the site plan to incorporate a mixture of housing choices.

Mr. Gallagher stated that they would prefer to work through the existing plan instead of submitting a site plan revision.

There being no further discussion, Vice Chair Orr asked the Commissioner to vote by roll call.

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Jennifer Williamson to Disapprove Item 13. The motion carried 8-0.

14. Consideration Of Ordinance 2023-23, An Ordinance To Rezone 0.29 Acres From Residential 6 (R6) District to Planned (PD 6.06) District, On 0.29 Acres, For The Property Located At 958 Glass Street. (Hard Bargain II PUD Subdivision)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. Hard Bargain II PUD MAP
2. ORD 2023-23 Hard Bargain II PUD PUD Rez_Combined_Law approved (3)
3. 324479 Hard Bargain Full Size Plans 20230907

Staff: Joseph Bryan. Mr. Bryan stated that the rezoning is being done in conjunction with the Hard Bargain II PUD Subdivision Development Plan that proposes 2 new single family residential lots. Envision Franklin places this property in the Compact Residential Design Concept, which states, "These walkable neighborhoods typically consist of low-scale cottages, small building footprints, small lots, and shallow setbacks. These established characteristics of the historically significant neighborhoods should be preserved. Infill and redevelopment should be contextually compatible" with the existing neighborhood. The proposed rezoning request is consistent with the recommendations of Envision Franklin. Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-23.

Public Comment: None

Applicant: Bert Morton. Mr. Morton stated that he agrees with staff and does not have any additional information to present.

Commissioner Harrison made a motion to recommend approval of Ordinance 2023-23 to BOMA, seconded by Commissioner McLemore.

Discussion: None

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Alma McLemore to Recommend Approval to the Board of Mayor and Aldermen Item 14. The motion carried 8-0.

15. Consideration Of Resolution 2023-47, A Resolution Approving A Development Plan For The Hard Bargain II PUD Subdivision, For The Property Located South Of Mount Hope Street And North Of Glass Street, Located At 958 Glass Street.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. Hard Bargain II PUD MAP
2. RES 2023-47 Hard Bargain II PUD Sub, DP_Combined_Law approved
3. 8184 Hard Bargain II PUD DP_Conditions of Approval_01
4. 324479 Hard Bargain Full Size Plans 20230907

Joey Bryan. Mr. Bryan stated that the proposed development plan is consistent with the recommendations of Envision Franklin. A development plan is required due to Lot 2 not being able to meet the minimum front-line requirements for the R6 District, which requires a front lot line to have a minimum of 40 feet along a public street. The applicant can request a reduction in the amount of frontage on a road for the front line through a Planned Unit Development. The other standards proposed for this development are keeping with the established surrounding neighborhood. Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2023-47 with conditions.

Public Comment: None

Applicant: Bert Morton.

Commissioner McLemore made a motion to recommend approval of Resolution 2023-47, with conditions to BOMA,

seconded by Commissioner Mann.

Discussion: None

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Nick Mann to Recommend Approval with Conditions to the Board of Mayor and Aldermen Item 15. The motion carried 8-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

16. Historic Magnolia Hall PUD Subdivision, Final Plat, Creating 11 Single Family Residential Lots And 1 Open Space Lot, On 20.0 Acres, Located At 600 Boyd Mill Avenue. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Historic Magnolia Hall PUD FP
2. 8273 Historic Magnolia Hall PUD FP_Conditions of Approval_01
3. 20-1506 - Magnolia Hall - Final Plat - CLIENT 2023-09-07

The item was Approved on Consent Agenda.

17. Westhaven PUD Subdivision, Final Plat, Section 62 (Blakeford), Creating 7 Multi-Family Lots, 2 Commercial Lots, 61 Townhome Lots, 4 Open Space Lots, And 2 Lots To Be Dedicated To Middle Tennessee Electric Membership Corporation, And Dedicating Right-Of-Way, On 39.68 Acres, Located Near The Intersection Of Mack Hatcher Memorial Parkway And Highway 96. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP Westhaven PUD Subdivision, Final Plat, Section 62 (Blakeford)
2. CONDITIONS OF APPROVAL 8266 Westhaven PUD Subdivision, Final Plat, Section 62 (Blakeford)
3. FINAL PLAT 8266 Westhaven PUD Subdivision, Final Plat, Section 62 (Blakeford)

The item was Approved on Consent Agenda.

NON-AGENDA ITEMS

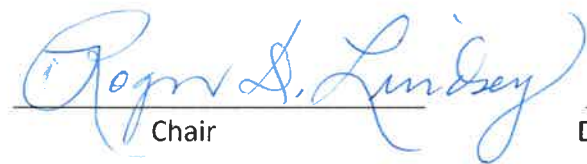
Acting Chair Michael Orr asked if there were any non-agenda items to be presented. There were none.

ANY OTHER BUSINESS

Acting Chair Michael Orr asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 08:09 PM p.m.

 10/26/2024
Chair Date

