



City of Franklin

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

Meeting Minutes

Historic Zoning Commission

Monday, January 8, 2024

5:00 PM

Board Room

Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. 615.791.3212 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. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklinton.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Board Room. Speakers may sit in the Boardroom or wait in the lobby.

CALL TO ORDER

Vice Chair Mary Pearce called the meeting to order at 05:00 PM.

Board Members Present: Bob Barrett, Josh Denton, Brian Laster, Tyler LeMarinel, Mary Pearce, and Kathy Worthington

Board Members Absent: Lisa Marwardt, Michael Orr, and Susan Besser

Staff Members Present: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay, Jared Carter, and Blake Harper

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 an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the 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/Staff 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.)

Chair Denton asked for citizen comments. There were none.

Chair Denton welcomed new Commissioner Bob Barrett to the commission and thanked him for his willingness to serve.

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklinton.gov before noon on the day of 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 Minutes

Sponsors:

A motion was made by Commissioner Laster, seconded by Commissioner LeMarinel, to Approve the Minutes from the December 11, 2023, meeting. The motion carried 6-0.

OFFICERS

2. Consideration Of 2024 Commission Chair & Vice Chair.

Sponsors:

Mr. Harper explained that any Commissioner may nominate another Commissioner for Chair or Vice Chair of the HZC. Once the nominations are completed and closed, voting will take place nominee by nominee, resulting in the election of a Chair and then a Vice Chair. Mr. Harper read through a description of the duties and requirements of the Chair (section 4.1.3 of the HZC Bylaws).

Chair Nominations:

Commissioner Laster nominated Commissioner Josh Denton for Chair of the 2024 HZC.
There being no further nominations for Chair, Vice Chair Pearce closed the nominations.
The motion carried 6-0.
Commissioner Josh Denton was elected unanimously as the Chair of the 2024 HZC.

Vice Chair Nominations:

Chair Denton nominated Mary Pearce to continue as Vice Chair.
There being no further nominations for Vice Chair, Vice Chair Pearce closed the nominations.
The motion carried 6-0.
Vice Chair Pearce was elected unanimously to continue as Vice Chair of the 2024 HZC.

Vice Chair Pearce disclosed that she spoke to Chair Denton prior to the meeting to ask if he would be willing to serve as Chair of the HZC.

ANNOUNCEMENTS

Vice Chair Pearce announced that the next Design Review Committee Meeting will take place on Tuesday, January 16, 2024, at 4 pm.

APPLICATIONS

3. Consideration of Signage (Wall Sign) At 335 Main St.; Thomas Lochbihler, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Chair Denton stated that the Item 3 had been withdrawn by the Applicant.

4. Consideration Of Alterations (Mechanical Equipment Installation and Screening) At 230 Franklin Rd. (Building 13); Jeff Langham, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that this application proposes to install rooftop mechanical equipment and screening on the 2-story western end of Building 13 at The Factory. The intent of the proposal is to match the mechanical screening to what has been previously proposed and approved on the eastern portion of Building 13. The proposed screening will be box-corrugated galvanized sheet metal that is oriented vertically, which is seen on adjacent buildings. As it is proposed, the application does meet the Guidelines, but it is recommended to move the screening away from the edge of the building while still allowing the minimum clearance to access the equipment, so that it does not detract from the building and would be more intentional with the screening of the mechanical equipment.

Staff recommends approval with the following conditions:

1. The mechanical screening must be set back from the edge of the building for minimum clearance to access the mechanical equipment and raise the screening height per the Zoning Ordinance for the new location.
2. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Applicant Speaker: Jeff Langham, representing Two Hands Hospitality. Mr. Langham explained that the mechanical equipment is needed to accommodate the commercial kitchen of the restaurant. Holladay Properties, owners of the Factory, recommended the use of screening like the existing buildings on the Factory campus.

There being no public comments, Chair Denton asked the Commissioners for a motion.

MOTION

Commissioner Pearce motioned to approve alterations (mechanical equipment installation and screening) at 230 Franklin Road, building 13, with staff conditions, seconded by Commissioner Laster.

Commissioner Worthington asked the applicant, considering staff recommendations, how far back could the screening be moved and the how would this change the height of the screen.

Mr. Langham explained that due to the bracing required for the screen, it could be moved back 6 feet. The height of the screen would increase from 5' 10" to 6' 7".

Commissioner LeMarinel stated that he didn't have a strong opinion either way but noted that the screening on the lower part of building 13 is closer to the edge of the building. Also, a precedent has been previously set on other building on the Factory campus. As the motion reads with staff conditions, the screening would need to be moved back and increased in height.

Commissioner Pearce stated that she agrees with Commissioner LeMarinel about not having a preference one way or the other regarding the screening being setback 6 feet or along the edge of the roof.

Commissioner Laster asked for more clarification on screening precedent.

Mr. Langham explained that the lower portion of building 13 screens quite a bit more equipment and sits on the edge of the roof providing more consistency throughout the Factory buildings. Also, the property owners expressed their preference of a lower screen creating a reduced scale of the building.

Commissioner Worthington stated that she would be concerned with the scale of the building if the height of the screening is increased.

Commissioner LeMarinel noted that the further back the screening moves from the edge of the building the taller the screening creating a much taller silhouette or profile of the building.

Commissioner Pearce stated that she would be willing to amend her motion based on the previous conversation about screening height for the setback of 6 feet.

Chair Denton clarified that amendment would not include the setback condition by staff.

AMENDMENT TO MOTION

Commissioner Pearce amended the motion to approve as proposed without the staff setback condition, seconded by Commissioner Barrett.

Commissioner Laster stated that screening along the edge of the roof has an appearance of a parapet and part of the building. The six-foot setback creates a much taller screen, that looks like something is attempting to be screened.

Commissioner Laster, Pearce, and LeMarinel all agreed that the screening along the edge of the roof provides consistency throughout the Factory buildings and allows use of a shorter screen.

Commissioner Worthington asked staff why a setback distance of six feet was recommended.

Mr. Langham explained that the mechanical equipment is centered on the roof for structural reasons. Based on staff setback recommendations, it was determined that 6 feet was as far back as the screen could be placed to maintain bracing clearances needed to support the screen.

Ms. Huffer explained that staff thought that placing the screen back 6 feet would better blend with the existing buildings creating non-continuous roof lines.

AMENDMENT VOTE

The motion to amend the vote carried 6-0.

MOTION AS AMENDED

The motion to approve as amended carried 6-0.

5. **Consideration of Alterations (Patio Door Replacement) At 230 Franklin Rd. (Building 11); Victor Lecoffre, Applicant**

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. This application proposes to replace the existing non-historic patio single door with steel double doors, which was deferred at the December 2023 Historic Zoning Commission Meeting. This involves widening the opening and removing additional historic windowpanes and brick. Previous plans had come before the HZC for the installation of steel doors within the existing openings at The Factory. The intent is to utilize the existing historic windows surrounding the doorway to support the new steel doors. The previous plans have shown that the existing windows are not strong enough to support the double steel doors and a portion of the windows above the door then must be replaced with a stronger material to support the new entrance. The application includes photos of The Factory of previously approved replacements and these examples show the windows above the new door as being replaced or the full window system as being replaced to support the new steel double doors. Although the intent of the proposal is to utilize the existing windows above the proposed door opening for support, the previously approved examples demonstrate the need to replace the window system to support the new doors. The proposal does not meet the intent of the Guidelines which state to avoid enclosing, reducing, expanding, concealing, or otherwise obscuring historic windows and transoms. Also, to preserve and maintain historic windows and historic window openings. Staff recommends denial of the patio door replacement based on the following grounds:

1. Preserve and maintain historic windows and historic window openings.
2. Avoid enclosing, reducing, expanding, concealing, or otherwise obscuring historic windows and transoms.

Applicant: Josh Hughes. Mr. Hughes stated that he was hopeful for approval of the patio door replacement given the existing door openings that have been granted approval and replaced with similar mechanisms to what is proposed.

There being no public comments, Chair Denton asked the Commissioners for a motion.

MOTION

Commissioner Laster motioned to deny alterations (patio door replacement) at 203 Franklin Road, building 11, seconded by Commissioner Worthington.

Commissioner Laster noted that there appears to be existing door reinforcement system on the inside of the door, according to the photo. There is a history of damage to the historic windows at the Factory when attempts have been made to enlarge openings or replace existing doors. The current patio door could be used or replaced with a door matches the metal or steel of the existing Factory windows.

Mr. Hughes comments (inaudible).

Commissioner Pearce noted that in the previous submittal the divided lights were lined up but in the current submission it appears that they do not line up.

Commissioner LeMarinel stated that he agrees with what has been said about the patio door replacement. There must be a way or mechanism to provide support to the upper windows that would allow for a patio door replacement. The HZC has been amenable to the previous request for door replacement at the Factory that have resulted in loss of historic windows. The Commission has become more guarded about granting requests for window and door alterations because of the loss of these historic windows.

There being no further discussion, Chair Denton asked the Commissioners to vote on the motion to deny (patio door replacement) at 203 Franklin Road, building 11. The motion carried 6-0.

6. Consideration Of Alterations (Accessory Structure) At 1009 Fair St.; Patrick Ogle, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. The application includes the proposal to utilize wood lap siding with a 5" reveal on the accessory structure. The current application proposes the utilization of the same wood lap siding with a 5" reveal on the accessory structure as what was approved on the principal building. Staff recommends approval with conditions.

Applicant: Patrick Ogle. Mr. Ogle stated that the proposal is to align the exterior lap siding with the principal building.

There being no public comments, Chair Denton asked the Commissioners for a motion.

MOTION

Commissioner LeMarinel motioned to approve alterations (accessory structure) at 1009 Fair Street with staff conditions, seconded by Commissioner Barrett.

Commissioner Laster asked what prompted the change from cedar shake to wood lap siding. The previous architect provided photos of the shake siding from the property.

Mr. Ogle stated that shake siding was only present on one interior wall.

There being no further discussion, Chair Denton asked the Commissioners to vote. The motion carried 6-0.

7. (WITHDRAWN BY APPLICANT) Consideration Of An Addition (Accessory Structure) At 117 3rd Ave. N.; Brandon Priddy, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Chair Denton stated that the Item 7 had been withdrawn by the Applicant.

8. Consideration Of New Construction At 1849 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 9); Matt Smith, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The proposal includes the construction of a two-story cross-gabled residence with Queen Anne and Classical Revival architectural-styled features. The proposed first floor ceiling height is proposed to be 11 feet, which should be lowered to meet the Design Guidelines, which recommends a height of 8–10 feet. The windows on the left elevation should have the same light patterns and consistency as the rest of the home. Staff recommends approval of the

application with conditions.

Applicant: Mike Hathaway. Mr. Hathaway stated that he agrees with all staff conditions other than the 11-foot ceiling height. The team feels that the 11 feet ceiling height is appropriate in comparison to Magnolia Hall.

There being no public comments, Chair Denton asked the Commissioners for a motion.

MOTION

Commissioner LeMarinel motioned to approve new construction at 1849 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 9) with staff conditions, seconded by Commissioner Laster.

Commissioner Pearce asked Mr. Hathaway to speak about the height and grade comparison of 1849 William Campbell Ct. with Magnolia Hall.

Mr. Hathaway stated that the proposed height of 1849 William Campbell Court is a foot lower than the height of Magnolia Hall along with a foot lower in grade making the two homes compatible with each other. If the height is reduced, the transom would need to be removed creating disproportionate elements on the front elevation.

Commissioner LeMarinel stated that proportions lean heavily on the height considering the pitch of the roof and the front facing gable. The wrap around porch masks the additional height making the additional (1 foot) height not as noticeable. Because of those reasons and the previous accommodations made by the applicant, in other areas of the proposal and throughout the subdivision, the 11-foot height can be supported.

AMENDMENT TO MOTION

Commissioner LeMarinel amended the motion to remove staff condition #1 (height reduction) for new construction at 1849 William Campbell Ct., seconded by Commissioner Laster.

The motion to amend carried 6-0.

MOTION AS AMENDED

The motion as amended carried 6-0.

9. **Consideration Of New Construction At 1851 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 10); Matt Smith, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The proposal includes the construction of a two-story cross-gabled residence with Tudor architectural-styled features. The utilization of siding in the gable is not typical of the Tudor style, as it is most common to see accents of stucco, half-timbering, or patterned brick or stone. Additionally, the use of rough-edge shiplap siding is not a material that is utilized within the Design Guidelines nor typically with Tudor architecture. Staff recommends approval of the application with conditions.

Applicant Mike Hathaway. Mr. Hathaway stated that he did not have any objections to staff conditions and would be happy to work with staff to accommodate requests.

There being no public comments, Chair Denton asked the Commissioners for a motion.

MOTION

Commissioner Laster motion to approve new construction at 1851 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 10) with staff conditions, seconded by Commissioner LeMarinel.

AMENDMENT TO MOTION

Commissioner Pearce amended the motion to include administrative approval of the brick color by staff, seconded by Commissioner Barrett.

The motion to amend carried 6-0.

MOTION AS AMENDED

The motion as amended carried 6-0.

10. Consideration Of Partial Demolition, Alterations, and An Addition (Principal) At 111 Winslow Road, Kevin Coffey, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Project Leader: Emily Huffer. The proposed partial demolition consists of the removal of a 749 sq. ft. noncontributing addition located at the rear and left side of the principal structure. This portion of the application was previously issued a COA for the demolition in August 2021.

Alterations

1. The first alteration includes adding a window on the left side of the house in the rear portion of the existing blank stone facade. The Guidelines recommend avoiding adding new windows to the front facade or readily visible facades. This alteration does not meet the Guidelines.
2. The next alteration involves replacing an existing door on the right-side elevation with a window. The Guidelines recommend preserving and maintaining historic windows and historic window openings. By utilizing an existing opening, it meets the intent of the Guidelines.
3. The alteration includes replacing the existing T-111 siding at the existing clarification that the material that was utilized for the accessory structure should be provided, and the same material should be utilized on the principal building. Dormers, side, and rear facades with lap siding to match the exposure of the previously approved accessory structure.
4. The alteration includes replacing the windows at the two existing dormers with new windows to meet egress requirements for upper-level bedrooms. The window specifications were not provided within the application. The Guidelines recommend designing new or replacement windows to match the historic materials found on the building.
5. The alteration includes the removal of a stone fin wall that mirrored a fin wall on the previously demolished garage on an adjacent property and the removal of concrete steps next to that fin wall. Since the stone fin wall and steps are related to an accessory structure that is no longer on the property, the removal of these features would not adversely affect the property. 6) The alteration includes the installation of a new concrete slab and steps at the existing front porch to replace the aggregate concrete and to install a new railing.

Additions

The proposal includes two additions to the principal building.

1. The first addition is proposed at the rear of the building and will be 104 sq. ft. The addition is appropriately placed behind the rear plane of the building, which meets the Guidelines for placement. The addition will not cover the historic corner of the building, per the DRC recommendation. As proposed, this addition meets the intent of the Guidelines.
2. The second addition will be located at the left, rear facade and will be 655 sq. ft. This addition will fill in where the existing screened-in porch is located and is proposed for demolition. As proposed, the addition meets the intent of the Guidelines.

Recommendation

Staff recommends denial of the new window on the left facade and denial of the replacement of the front steps. Staff recommends approval of this application excluding the items listed above with conditions.

Applicant: Mr. Coffey stated that he would like to remove the request for an additional window on the left elevation. Mr. Coffey said that the only condition he has an issue with is the replacement of the front concrete porch. The porch is not original and appears to have been constructed in the 1970's to 1980's. The request is to install a concrete slab over the existing concrete porch in the same configuration.

There being no public comments, Chair Denton stated that it would be best to break the application into sections beginning with the demolition portion.

MOTION #1 (DEMOLITION)

Commissioner Worthington motioned to approve the partial demolition of the noncontributing portion located at the rear and left side of the principal structure located at 111 Winslow Road, seconded by Commissioner LeMarinel.

Commissioner Pearce stated that the wing wall contributes to the story book character of the house and asked about the reasoning behind the request to remove the wall.

Mr. Coffey stated that the wing wall worked in conjunction with the concrete steps leading to the door. The function of the door is changing and is no longer needed. Mr. Coffey also noted that the wing wall appears to be added later and is a separate structure as the stone is beginning to separate from the house. There is also a wing wall on the front left of the house.

Chair Denton noted, and asked for confirmation from staff about the reason for absence of an engineering report is due to the age of the structure is not older than 50 years.

Ms. Huffer confirmed that Chair Denton was correct. Referencing the applicant photos, Ms. Huffer pointed out the demolition area includes the screened in portion.

Chair Denton pointed out that, for clarification, the wing wall isn't part of motion #1.

There being no further discussion, Chair Denton asked the Commissioners to vote on the motion for partial demolition. The motion carried 6-0.

MOTION #2 (ALTERATIONS)

Commissioner LeMarinel motioned to approve alterations as proposed, excluding the left window addition and the fin wall removal for the property located at 111 Winslow Road, seconded by Commissioner Pearce.

Commissioner Laster asked for more details regarding the wing wall and/or fin wall.

Mr. Coffey confirmed that wing wall and fin wall are interchangeable terms that there are two wing walls on the principal structure. One of the wing walls was built to tie into a wing wall on the previously removed carriage house and has lost its architectural significance.

Commissioner Laster stated that he sees the wing wall as part of the original architectural character.

Ms. Huffer requested an amendment to the motion to maintain the front left wing wall, not included in the submitted architectural drawings.

Chair Denton stated that a motion or an amendment to the motion stating both wing walls would be maintained.

AMENDMENT TO MOTION #2

Commissioner Laster amended the motion to maintain and preserve wing walls on the right and left elevations, seconded by Commissioner LeMarinel. The motion to amend carried 6-0.

There being no further discussion on the original motion, Chair Denton asked the Commissioner to vote.

MOTION #2 AS AMENDED

The motion as amended carried 6-0.

MOTION #3 (ADDITIONS)

Commissioner Worthington motioned to approve additions (Principal) at 111 Winslow Road with staff conditions, seconded by Commissioner LeMarinel.

There being no discussion, Chair Denton asked the Commissioner to vote. The motion carried 6-0.

MOTION TO RECONSIDER

Commissioner Pearce motioned to reconsider alterations of the front porch, removal of aggregate porch stoop and stair, replacement with in kind material and return to staff for final approval, seconded by Commissioner LeMarinel.

Commissioner Worthington asked staff why approval was not recommended.

Ms. Huffer stated that the design guidelines recommend preserving and maintaining original concrete stairs and if replaced with preformed concrete, it should not be visible from the street. The material is aggregate, and the exact age is unknown.

Mr. Coffey stated that he would be glad to present the finish of the replacement concrete to staff for approval. The porch would not meet current code requirements as it exists now.

Commissioner Pearce stated that the material of the porch is unique to this area of Franklin and appears to have deteriorated over the years.

There being no further discussion, Chair Denton asked for the Commissioners to vote on the motion to reconsider. The motion carried 6-0.

Ms. Huffer confirmed that the applicant would need to return to staff for final approval.

11. **Consideration Of Alterations (Winstead House) At 423 S. Margin St. (Franklin Grove); Brandon Priddy, Applicant.**

Sponsors: Emily Wright, Emily Huffer

Chair Denton and Kelly Dannenfelser stepped away for this item presentation and vote. Vice Chair Pearce managed the presentation of the item and vote.

Project Leader: Emily Huffer. This proposal includes several alterations to the Winstead House, which includes the addition of an elevator, and a rear stair addition.

Elevator

The application includes the proposal to install an elevator and enclose it. The application incorporated feedback from the December 2023 Design Review Committee meeting to utilize a different roof shape on the elevator addition. While the proposed roof shape does not blend with what is seen on the property, it is suggested to utilize a cornice design to mimic the rear stair addition more closely. The Guidelines recommend designing roof shapes, pitch, and level of complexity to be like but subordinate to historic building. By altering the cornice and roof of the elevator to mimic the rear stair addition, this would be in keeping with the Guidelines.

Rear Stair Addition

The application includes the proposal to reorient the staircase on the left (east) elevation. By altering the staircase, an addition on the second floor is needed. As proposed, the addition will not be seen from the front elevation. As proposed, the rear stair addition meets the Guidelines and is appropriate.

Staff recommends approval of the application with conditions.

Applicant: Brandon Priddy. Mr. Priddy thanked everyone for their input during the Design Review Committee meeting and stated that he would be glad to answer any questions.

There being no citizen comments on the item, Vice Chair Pearce asked for a motion from the Commission.

MOTION

Commissioner Laster motioned to approve alterations for the property located at 423 S. Margin St. (Franklin Grove),

(Winstead House) with staff conditions, seconded by Commissioner LeMarinel.

Vice Chair Pearce and Commissioner LeMarinel thanked Mr. Priddy for his hard work and responsiveness to suggestions from the Design Review Committee meeting.

Commissioner Laster made one clarification on page 6 that the second story does not encroach upon the corbels but it could be the drawing itself.

Mr. Priddy stated that the second story does not encroach on the corbels.

There being no further discussion, Vice Chair Pearce asked the Commissioners to vote. The motion carried 5-0 (Commissioner Denton absent from the vote).

OTHER BUSINESS

Vice Chair Pearce asked if there was any further business. There was none.

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

12. Mechanical Equipment Installation At 108 2nd Ave. S.; Grant Jenkins: City of Franklin, Applicant.

Sponsors:

13. Mechanical Equipment Installation At 115 4th Ave. S.; Grant Jenkins: City of Franklin, Applicant.

Sponsors:

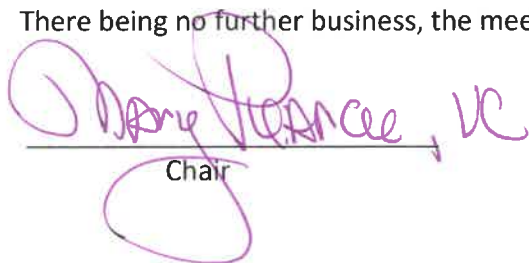
14. Rear Yard Fencing At 119 Splendor Ridge Dr.; Jeff Elliot, Applicant.

Sponsors:

ADJOURN

Commissioner Laster motioned to adjourn the January HZC meeting, seconded by Commissioner LeMarinel. The motion carried 5-0 (Chair Denton absent from the vote).

There being no further business, the meeting adjourned at 06:19 PM.


Chair


Date

