

**MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
VIRTUAL MEETING
July 9, 2020**

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:00 p.m. with the following members present: Mikel Coulter, Chair; Thomas Reis, Vice-Chair; Kathy Holcombe, Secretary; Edwin Hofmann; Richard Schuster and Susan Hinz. Also present were Lee Brown, Director of Planning & Building; and Lynda Bitar, Planning Coordinator. David Foust, Commission Member and Scott Myers, Worthington City Council Representative were absent.

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the June 25, 2020 meeting

Mr. Hofmann moved to approve the minutes, and Mr. Reis seconded the motion. All Board members voted, "Aye," and the minutes were approved.

B. Architecture Review Board (*Old information is italicized.*)

1. Sign – **7140 N. High St.** (Tracey Diehl/Park National Bank) **AR 29-2020**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This two-story brick building was constructed in 2005 for Park National Bank and was designed in the Federal/Adam styles. Initial signage approval included a freestanding sign and 3 directional signs. Shortly after installation of the freestanding sign the owners submitted a new application for a sign that was larger and they felt more complimentary to the building and area. A variance was granted for the new sign to be 8' high x 6' wide with a 2' high x 8' wide base and is the externally illuminated sign that is still in place. This request is to modify all the signage to reflect new branding.

The ARB considered the original proposal at the June 11th hearing and requested modifications.

Project Details:

1. *The proposed freestanding sign would be in the same location about 10' from the right-of-way line and use the same stone base. The new sign would be a 9'3" high x 4'6" wide (41.6 square feet in area per side) aluminum cabinet with internally illuminated push through*

acrylic letters and logo that now includes a decorative cap as was recommended by the ARB. The depth of the rectangular sign box would be 2'. Dark blue is proposed for the background of the sign; the bottom 2'7" feet would be cool gray; lettering is shown as white; and the dimensional looking "P" logo would be two shades of blue and a yellow-green color. A variance would be needed for this sign as shown due to having more than 4 colors. Previously proposed illuminated stripes down the sides have been eliminated.

2. Page 7 of the application shows vinyl signage for the glass door that would not need ARB approval or a variance if applied to the inside of the door. The small stone sign to the right of the door would be left as is.
3. The three freestanding directional signs are proposed for replacement in the same locations with post and panel flag shaped signs. The panels would be 20" high x 12" wide x 3 3/16" deep aluminum boxes in dark blue and mounted on gray poles. The bottom of the signs would be 18" above the ground. Each sign would have dimensional white lettering and arrows and a blue dimensional line as follows:
 - Sign at N. High St. Entrance: Enter with an arrow on the south side and exit on the north side.
 - At the E. Wilson Bridge Rd. drive entrance the sign to the west would have enter and exit would be on the sign to the east. An incorrect photo is still used on page 9 for the exit sign location.
4. Additional directional signs that were added at some point to the fence, dumpster enclosure and building would be removed. A clearance sign would be added to the drive thru roof.
5. Variances for directional sign size and area are no longer needed.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs. While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Signs must be distinctive enough to be readily visible but avoid incompatible modern colors such as "fluorescent orange" and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.

The Architectural District Ordinance calls for design and materials to be compatible.

Recommendation:

Staff recommended approval of this application as the modifications requested by the ARB at the June 11th meeting were all addressed.

Discussion:

Mrs. Bitar swore in the applicant, Tracy Diehl representing Park National Bank. Ms. Diehl said they complied with all that the Board requested. She said the only thing needed now was a variance for the monument sign for the number of colors. Mr. Reis said he was fine with the changes.

Board members had no other comments or concerns. Mr. Brown said there were no emails or outside callers.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY TRACEY DIEHL ON BEHALF OF PARK NATIONAL BANK FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE SIGNS AT 7140 N. HIGH ST., AS PER CASE NO. AR 29-2020, DRAWINGS NO. AR 29-2020, DATED JUNE 26, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Holcombe seconded the motion. Mr. Brown called the roll. Mr. Hofmann, aye; Mr. Schuster, aye; Ms. Hinz, aye; Mrs. Holcombe, aye; Mr. Reis, aye; and Mr. Coulter, aye. The motion was approved. Ms. Diehl asked if the bank reduced number of colors so a variance is not needed would additional ARB approval be needed. Mrs. Bitar said no, as long as the sign only had four colors she would not need the variance.

2. Fence – **590 Hartford St.** (Marlene and Warren Orloff) **AR 31-2020**

Mr. Reis moved to take this item off the table, and Mr. Hofmann seconded the motion. All members voted “Aye”.

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This property is 51.85’ wide and 240.12’ deep with a two-story vernacular house constructed in 1910 which is a contributing building in the Worthington Historic District. Fencing is proposed at the rear of the property.

At the June 11th ARB hearing the Board requested the applicants explore other options for screening than a 6’ high solid fence.

Project Details:

1. The applicants have revised the request to now include three 8’ wide sections of 6’ shadowbox fencing with 3.5’ between sections along both the north and east property lines.
2. *There is a sanitary sewer approximately 3’ from the rear property line in a 25’ easement, 12.5’ of which is on this property. Placement of a fence would be allowed but should access be needed to the sewer, removal and replacement of the fence would be at the property owners expense.*

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Fences have long been used to mark property boundaries, to restrict access to properties by people and animals and for decorative purposes. They serve these traditional purposes in Worthington and can add to the character of a neighborhood when they are well executed and properly cared for. Fencing should be open in style; constructed with traditional materials; 3' to 4' in height; in the back yard; and of simple design, appropriate for the house style.

Consider using natural plant materials instead of fences. Various bushes and shrubs can be used to mark property lines or to set off private areas such as rear patios. Some of these may be evergreens; some may lose their leaves in the fall. Get good advice from a nursery or professional arborist about plant size, shape, rate of growth and care before choosing a natural fencing material.

Whether natural or man-made, all fencing materials require maintenance. Do not let plants get overgrown or full of litter; keep wood fences painted or coated with opaque stain; keep metal fences from rusting; and watch for mortar loss and other deterioration in masonry walls.

Recommendation:

The proposed fencing sections still do not meet the recommendations found in the Design Guidelines but do represent a compromise from the previous submittal.

Discussion:

Mr. Brown read an email that was submitted to the Board from the neighbor to the north.

Mrs. Bitar swore in the applicants, Marlene and Warren Orloff, 590 Hartford St., Worthington, Ohio. Mr. Orloff said they felt having a three-and-a-half-foot gap between the panels was a compromise, and they also appreciated the idea of flow because there are children that run back and forth between the properties. They would just like to maintain a sense of privacy. Mrs. Orloff said she has been speaking with the neighbors and felt all the neighbors should be enjoying a good view of their backyards. Mr. Orloff showed pictures of the former screening in the area and an example of how the panels would look. Also, an alternative fence panel that was solid up to 4'4" with 1' of lattice at the top. Mr. Reis said he respected their compromise on the fence design, but if they deviate from the Design Guidelines for the district, that would open up a Pandora's Box, so he suggested taking a look at the Design Guidelines and picking something that would comply because the Guidelines have the respect of the Board.

Mr. Hofmann asked if they would consider a basic, four-foot-high fence, evenly spaced pickets, and adding trellis panels where you want height. Within one season, they could grow vines for more camouflage. Mrs. Orloff said she wanted something that would show more of her garden, and less of the playground. Mr. Orloff asked what an acceptable trellis height would be. Mrs. Bitar said the trellis height could be no higher than six feet. Mr. Schuster said he agreed with both Mr. Reis, and Mr. Hofmann, feeling they need to pick a fence that complies with the Design Guidelines. Mrs. Holcombe asked if they were opposed to using arborvitae, viburnum, or a combination of the two. Mrs. Orloff said her first choice is a fence, but she had a question about the arborvitae. She tried planting arborvitae on the east side of her yard but the deer ate them. She said she could try that again, and asked if she decided to do that, would she need to come back to the Board for permission, and Mrs. Bitar said no. Mrs. Holcombe said Mr. & Mrs. Orloff were

welcomed to come to her home to see the arborvitae she has planted. She has not had any trouble with the deer eating the shrubs.

Mr. Brown said there were no other emails or callers.

Mr. & Mrs. Orloff requested to table their application. Mr. Schuster moved to table the application and Mrs. Holcombe seconded the motion. All Board members voted, “Aye,” and the application was tabled.

C. Architecture Review Board – New Business

1. Security Lights – 137 E. Granville Rd. (Mark Goyer/Sharon Memorial Hall) AR 37-2020

Mr. Hofmann moved to table the application and Mr. Schuster seconded the motion. All Board members voted, “Aye,” and the application was tabled.

2. Landscaping – 5756 N. High St. (George Norris) AR 38-2020

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This building has functioned as an animal hospital and veterinary practice since 1975, and was enlarged in 2004. In 1999 the former tool rental building to the north was acquired and renovated to be part of the business and the parking lot was reconfigured so the uses could connect. Directly east of both properties is a steep slope that connects to the alley above. This is a proposal for new landscaping in that area.

Project Details:

1. The proposed plan includes a variety of Deciduous, Evergreen, Perennial and Annual plants.
2. It was designed to beautify and stabilize the slope area.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

A small amount of landscaping can have a positive impact; this is already easy to see in the many well-landscaped spots in Worthington’s commercial district. Plant materials should be selected for appropriate size, shape, and color.

Recommendation:

Staff recommended approval of this application as the proposed landscaping was well designed with a large variety of plant material.

Discussion:

Mrs. Bitar swore in the applicant, Dr. George Norris, 5756 N. High St., Worthington, Ohio. Mr. Norris said when he bought the land in the 1976 one of the conditions of building was to save the locust trees, but since then the locust trees have died and the area had turned into a jungle. He said the neighbors were very excited about the proposed landscaping. Mr. Reis said he felt the plan was fine and Mrs. Holcombe said she felt the landscaping would enhance the property. Mr. Brown said there were no other emails or outside callers.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY GEORGE NORRIS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL LANDSCAPING AT 5756 N. HIGH ST., AS PER CASE NO. AR 38-2020, DRAWINGS NO. AR 38-2020, DATED JUNE 17, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Hinz seconded the motion. Mr. Brown called the roll. Mr. Hofmann, aye; Mr. Schuster, aye; Mr. Reis, aye; Ms. Hinz, aye; Mrs. Holcombe, aye; and Mr. Coulter, aye. The motion was approved.

3. Garage – 117 W. New England Ave. (Jeff and AnnMarie McCallister) AR 39-2020

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This house was built in the early 1900's and is a contributing building in the Worthington Historic District. The house style is described as vernacular in the Historic District nomination, but the house has the feel of an early Cape Cod style being 1 ½ stories with a three-bay façade on the first floor. There is a one-story room on the east side and shed dormers in the front and back. The house is primarily brick, with vinyl lap siding on the dormers.

The freestanding garage is also a contributing building in the District and is proposed for demolition and replacement. A 14' x 20' shed behind the garage would also be removed with this proposal.

Project Details:

1. Reportedly the framing of the existing ~20' x ~20' garage is compromised in several places after being struck by vehicles over the years. The garage appears to be without any unique characteristics.
2. Proposed is a 20' x 26' structure in roughly the same location. Variances would be required to locate the building 3' from both the east and south property lines.
3. The garage roof would have north-south gable with a 10 over 12 pitch, being 20' high to the peak of the gable. A shed dormer with three windows is proposed on the west side.
4. Siding would match the vinyl siding in place on the house and asphalt shingle roofing is

proposed to match. The window material and design has not been identified.

5. A raised panel garage door is proposed.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

A decision on whether a particular demolition is appropriate must be made in light of several factors, including whether the demolition is full or partial; the age of the structure; the level of integrity of the structure being demolished (has it been extensively altered?); the impact of the demolition on Worthington's character; and plans for the site following demolition. Generally, demolition of pre-1950s buildings should be avoided. These tend to contribute the most to a community's character. However, it may be desirable to avoid demolishing a newer building, depending on what is proposed to replace it.

New outbuildings should use design cues from older nearby structures, including form, massing, roof shape, roof pitch and height, materials, window and door types and detailing. Try to create a new building compatible in appearance with the house it accompanies.

Recommendation:

Staff recommended approval of this application. Demolition of the existing garage should not harm the character of the community and the new garage would be complimentary to the house. Use of a garage door with recessed panels should be considered as it may be more appropriate for the era of the house.

Discussion:

Mrs. Bitar swore in the applicants, Jeff & Annmarie McCallister, 117 W. New England Ave., Worthington, Ohio. Mr. McCallister introduced their contractor, Josh Franklin, from Franklin Garage Builders, and said they were willing to incorporate whatever the Board would like to see. He said they have been waiting to build a new garage from the moment they moved into the house and will do whatever is necessary with the doors and windows. Mr. Coulter asked how the garage got moved off its foundation. Mr. McCallister said the damage was done by the previous owner. Mr. Coulter suggested using windows similar to the proportions of the second story windows on the side of the home with the divided lights. He also suggested adding a light over the door since the days will be getting shorter, such as a goose neck lamp or barn light. Mr. Brown said there were no other emails or callers.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY JEFF & ANNMARIE MCCALLISTER FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE GARAGE AT 117 W. NEW ENGLAND AVE. AS PER CASE NUMBER AR 39-2020, DRAWINGS NUMBER AR 39-2020, DATED JUNE 19, 2020 BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE AMENDMENT THAT THE STYLE OF WINDOW, DOOR AND LIGHT CAN BE APPROVED BY CITY STAFF PRIOR TO CONSTRUCTION.

Mr. Schuster seconded the motion. Mr. Brown called the roll. Mr. Hofmann, aye; Mr. Schuster, aye; Mr. Reis, aye; Ms. Hinz, aye; Mrs. Holcombe, aye; and Mr. Coulter, aye. The motion was approved.

4. Garage Door Replacement – **60 Short St.** (Denis and Natalie Moore) **AR 40-2020**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

An American Foursquare built in 1910, this house is on the lot at the northeast corner of Oxford and Short Streets. The house and the garage, which is accessed from Oxford St., are contributing buildings in the Worthington Historic District.

The owners would like to replace the garage door.

Project Details:

1. The existing garage door is white with 32 raised panels.
2. Proposed is a Wayne Dalton Sonoma style door in white with the look of wood planks in each of the 32 panels. Brackets and handles are proposed but windows are not.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

For repair work on older outbuildings, use new materials that match the old as closely as possible. Avoid modern materials that are incompatible with the original designs of these structures. It is important that doors be compatible with the style and period of a building. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendation:

Staff recommended approval of the application, as the proposed door would be an improvement.

Discussion:

Mrs. Bitar swore in the applicant, Natalie Moore who lives at 60 W. Short St., Worthington, Ohio. Mrs. Moore said the only change to the look of the door would be the addition of the brackets and handles. The rotting trim has already been replaced. Mr. Brown said there were no emails or outside callers.

Motion:

Mr. Schuster moved:

THAT THE REQUEST DENIS & NATALIE MOORE FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE GARAGE DOOR AT 60 W. SHORT ST. AS PER CASE NO. AR 40-2020, DRAWINGS NO. AR 40-2020, DATED JUNE 22, 2020, BE

APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Hofmann seconded the motion. Mr. Brown called the roll. Mr. Hofmann, aye; Mr. Schuster, aye; Mr. Reis, aye; Ms. Hinz, aye; Mrs. Holcombe, aye; and Mr. Coulter, aye. The motion was approved.

5. Roof Replacement - 195 E. Granville Rd. (David and Lorraine Robinson) AR 41-2020

Mrs. Bitar reviewed the following from the staff memo:

Findings of fact & Conclusions

Background & Request:

The original part of this two-story house was constructed circa 1880, and the front of the house was added circa 1895. A rear sunroom was added in 1986 and previous owners installed vinyl siding and shutters in 1989. A rear deck that was constructed in 1986 was replaced in 2008.

The current owners purchased the property in 2009 and were approved to install fencing in 2013. This application is a request to replace the roof.

Project Details:

1. There are three layers of asphalt shingle roofing material and original slate on the house that are all proposed for removal. The slate roofing is reportedly damaged by the nails used to attach the asphalt shingles over the years. An existing satellite dish would also be removed and not replaced.
2. New decking is proposed, and the new roofing material would be dimensional asphalt shingles in a charcoal, pewter or slate color. The house currently has a light yellow color vinyl siding, but the homeowner is hoping to install wood siding in the future and would paint it dark blue/gray.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Repair and retain existing traditional roofs such as wood shingle or slate. Roof materials often were intended to add to a building's character (especially slate) and should be retained for that reason. When installing a new roof on a building that currently has asphalt shingles, avoid the uneven, "staggered-but" design or other shingle patterns that try to create an older look; a medium gray color generally is appropriate on an older building if it originally had a slate roof. Green, red or black shingles may also be appropriate, depending on the building's predominant colors. Avoid very light-colored shingles.

Recommendation:

Staff recommended approval of this application. Ideally the slate roofing would be restored, but due to the damage the proposed asphalt shingles would be appropriate in any of the proposed colors.

Discussion:

Mrs. Bitar swore in the applicant David Robinson, 195 E. Granville Rd., Worthington, Ohio. Mr. Robinson said he wanted to note there is no decking on the roof now, it is straight slate to shingle. Board members had no comments or concerns. Mr. Brown said there were no emails or outside callers.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY DAVID AND LORRAINE ROBINSON FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW ROOF ON THE HOUSE AT 195 E. GRANVILLE RD. AS PER CASE NO. AR 41-2020 DRAWINGS NO. AR 41-2020, DATED JUNE 26, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Holcombe seconded the motion. Mr. Brown called the roll. Mr. Hofmann, aye; Mr. Schuster, aye; Mr. Reis, aye; Ms. Hinz, aye; Mrs. Holcombe, aye; and Mr. Coulter, aye. The motion was approved.

- 6. New Addition & Porch Modification – **151 E. Granville Rd.** (SBA Studios/Anne Witsken) **AR 42-2020**

Mrs. Bitar reviewed the following from the staff memo:

Findings of fact & Conclusions

Background & Request:

The two-story house on this property was constructed in 1880 on a 66’ wide x ~345’ deep property that is adjacent to the Sharon Memorial Hall and the American Legion. This is a request to construct a new rear addition, paint the house, and modify the front porch.

Project Details:

- 1. A single story addition with a shed roof was constructed at some point on the rear of house. A second story is proposed to be added to that structure with the upstairs wall being ~8’9” from the side property line. A gable roof on the addition would extend out from the original house gable and be lower. A cross gable is shown in the rear half of the addition that would be slightly higher than the main gable of the structure and that space would be wider. Hardie board lap siding is proposed for both floors of the rear structure in a width similar to siding on a small bump out on the west side of the house. The remainder of the house would retain its original siding.
- 2. The new owners would like to change the colors of the house. The main body is proposed to be Wood Ash (dark tan); trim would be Greek Villa (beige); and the shutters and doors are proposed to be painted Bunglehouse Blue.
- 3. The front columns are proposed to be wrapped in Cedar and be a natural wood color.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house.

From about 1915 on, porches generally were simplified and more integrated into the design of the house. Simple square or tapered columns were common. Avoid ornamentation such as spindles and scrollwork unless they were traditionally used on the porches of similar buildings. Design and materials should be traditional, and compatible with the existing structure.

Recommendation:

Staff recommended approval of the proposed plans for the addition as the location, form and massing of the addition met the Design Guidelines. Wrapping the columns in Cedar and having them be a different color than the porch trim seems out of character with the style and era of the house.

Discussion:

Mrs. Bitar swore in the applicant, Mr. Scott Baker, representing his client at 151 E. Granville Rd., Worthington, Ohio. Mr. Hofmann asked for clarification about the finishes for the columns. Mr. Baker said they decided to leave the columns as is. Mr. Hofmann asked Mr. Baker about the materiality of the new windows. Mr. Baker said the windows are wood and asked what types of windows the Board has previously approved for the district. Mr. Coulter explained per the Design Guidelines, the Board would prefer wooden windows, but they have also approved of other materials. Mrs. Bitar explained that some homeowners have gone with the clad wood, and more recently they have had a vinyl window that had been shaped like a wooden window that looked pretty good. They would like to see something that has the depth and the shape of what a wood window would look like. She said clad wood was an easy one to use or high-end vinyl. Board member had no other questions or concerns. Mr. Brown said there were no emails or other callers.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY SBA STUDIOS ON BEHALF OF ANNE WITSKEN FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION, PAINT THE HOUSE AND MODIFY THE PORCH AT 151 E. GRANVILLE RD. AS PER CASE NO. AR 42-2020 DRAWINGS NO. AR 42-2020, DATED JUNE 26, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND THAT THE EXISTING COLUMNS WILL REMAIN AS IS, AND THAT THE WINDOWS BE CLAD WOOD AND BE APPROVED BY STAFF BEFORE BEGINNING CONSTRUCTION.

Mr. Hofmann seconded the motion. Mr. Brown called the roll. Mr. Hofmann, aye; Mr. Schuster, aye; Mr. Reis, aye; Ms. Hinz, aye; Mrs. Holcombe, aye; and Mr. Coulter, aye. The motion was approved.

D. Municipal Planning Commission – No Business

E. Other

There was no other business to discuss.

F. Adjournment

Mr. Hofmann moved to adjourn the meeting and Mr. Schuster seconded the motion. All Board members voted, “Aye,” and the meeting adjourned at 8:16 p.m.