

99-5651

APPLICATION FOR ZONING ACTION

RECEIVED
NOV 21 1986

- Boone County Planning Commission
- City of Florence Board of Adjustment
- City of Walton Board of Adjustment
- Boone County Board of Adjustment
- Zoning Enforcement Officer

- FOR:
- Zoning Text Amendment
 - Comprehensive Plan Change
 - Improvement Plat Approval
 - Conditional Use Permit
 - Concept Development Plan
 - Preliminary Development Plan
 - Change of Non-Conforming Use
 - Design Review Board Hearing and Certificate of Appropriateness
 - Zoning Map Amendment
 - Preliminary Plat Approval
 - Final Plat Approval
 - Site Plan Review
 - Historic District Overlay
 - Sign Permit
 - Appeal or Variance

JIM BORKE
CURTIS SMITH

BARB WELLS - 331-1560

Matthew Toebba Construction Co
2536 Hazelwood Dr
Covington KY

Applicant: Curtis James Investments Owner Agent

Address: 207 Grandview Drive, Suite #100, Ft. Mitchell, Kentucky 41017

Telephone: 331-3900

Location: 8047 Mall Road, Florence, Kentucky

Name of Owner: Dr. John Ammon & Dr. Harold Markesbery

Address of Owner: 8047 Mall Road, Florence, Kentucky 41042

Zone: C-2 Area in Acres: 1.78

Description of Request: Conditional Use for Restaurant and Site Plan Approval

Owner's Signature: [Signature]

Applicant's Signature: [Signature]

FOR PLANNING COMMISSION USE:

Date application and fee of \$ #231 Received: 11-21-86

Referred to: _____ For Meeting Date: DEC 10, 1986 BOA

Action: _____ Date: _____

STAFF REPORT

APPLICANT: Curtis James Investments (Burger King)
LOCATION: Southwest corner of KY 18 and Mall Road
ZONE: Commercial Two (C-2)
DATE: December 10, 1986

REMARKS:

The applicant is requesting a Conditional Use Permit to allow the construction of a drive-in franchise fast food restaurant. The 1.78 acre tract is located at the corner of KY 18 and Mall Road and is currently owned by Drs. John Ammon and Harold Markesbery.

Surrounding land uses include:

north - Gold Circle department store and Frank's Nursery and Crafts.

south - Bonanza Steak House

east - Boron gas station

west - First Federal Savings and Loan.

The following reviews the general standards applicable to all conditional uses in Boone County:

1. The 1980 Boone County Comprehensive Plan Land Use Map shows this intersection to be commercial. The plan text describes the Florence Mall area as being the only regional commercial district in the county. Such a commercial area serves populations within and beyond Boone County. The text also states that the Florence Mall area is planned for complete commercial/office development as it matures as a regional center. The proposed 1986 Boone County Comprehensive Plan Land Use Map also proposes this property for commercial use. The 1986 text states, "The Mall Road area will continue to grow as a regional shopping area and its spill over onto US 42, KY 18, and Houston Road will be evident, thus, needs to be substantially controlled. Commercial growth on KY 18 will be primarily interchange related."

2. Although the applicant has provided a formal site plan, the design, construction, operation, and maintenance of the site will not be considered since the plan includes a building designed for principally permitted uses. (See proposed retail building on the attached site plan.) *discuss and permit*

3. A drive-in fast food restaurant will probably not be hazardous to existing or future neighboring uses. This concern is explained later

in the report.

4. The site is served adequately by essential public services.

5. Excessive additional requirements at public cost for public facilities and services will probably not be created, however, a special concern regarding this conditional use is that of the potential impact on the traffic patterns of the adjacent roadways. The KY 18 and Mall Road intersection is widely recognized as already experiencing severe traffic conflicts and delays during several periods of the day. Additional ingress and egress encroachments on KY 18 or Mall Road may further aggravate the situation, and a fast food restaurant could potentially attract new traffic to the intersection. This intersection is also impacted by the Houston/Donaldson Study that has been conducted by the Boone County Planning Commission. The study has identified the KY 18 and Mall Road intersection as an extremely important location in the overall transportation network of the area. One of the conclusions of the study was that if Houston Road fully develops as employment and commercial land uses, major intersection reconstruction would be necessary at the KY 18 intersections with Houston and Mall Roads. The scale of improvements needed would involve grade separations, realignment of Houston Road and Mall Road, or similar projects. Obviously, this corner site under review occupies a critical location both from the standpoint of impact on the existing traffic, and on the feasibility of future road and intersection improvements to accommodate Houston Road development.

6. A drive-in restaurant will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of noise, smoke, fumes, glare, or odors.

7. The design of vehicular approaches to the property will create an interference with traffic on surrounding thoroughfares. Again, since a principally permitted use was included on the site plan, the Board cannot consider the plan. Vehicular approaches will be considered during Site Plan review.

The following reviews the specific standards applicable to conditional uses in the Commercial Two zoning district:

- a. Drive-thru service is an integral and subordinate function of a permitted commercial use (eating and drinking establishments).
- b. The arrangement of uses and buildings and their compatibility with the organization of permitted uses will be determined during the Site Plan review process.

As mentioned earlier in this report, the applicant has submitted a detailed site plan and is requesting site plan approval along with a Conditional Use Permit. However, since the plan includes a 4,000 square foot commercial structure, which is principally permitted, the Board of Adjustment cannot approve the site plan. The Board, in this case, can only consider the conditional use of a drive-in, franchise, fast food restaurant.

Staff recommends, therefore, that should the Board grant a Conditional Use Permit, the applicant be required to submitted the plan to the Boone County Planning Commission for their review. Staff also recommends the following:

1. That signage on the site conform to Article 19, Section 1951 (Mall Road Commercial Sign District) of the proposed 1986 Boone County Zoning Regulations (see attached form). *No sign structure on lot and*

2. That the applicant ^{consent to} share access to Mall Road with Bonanza. The design of the access should be determined in concert with the Boone County Planning Commission and its staff. *building on lot (gate back to neighbor's property)*

3. That ample provisions for landscaping be indicated on the site plan for this highly visible site. *Flowers (purple) on page 4 of site plan*

4. That compatibility with the State of Kentucky's upgrading of adjacent roadways occur.

Respectfully submitted,

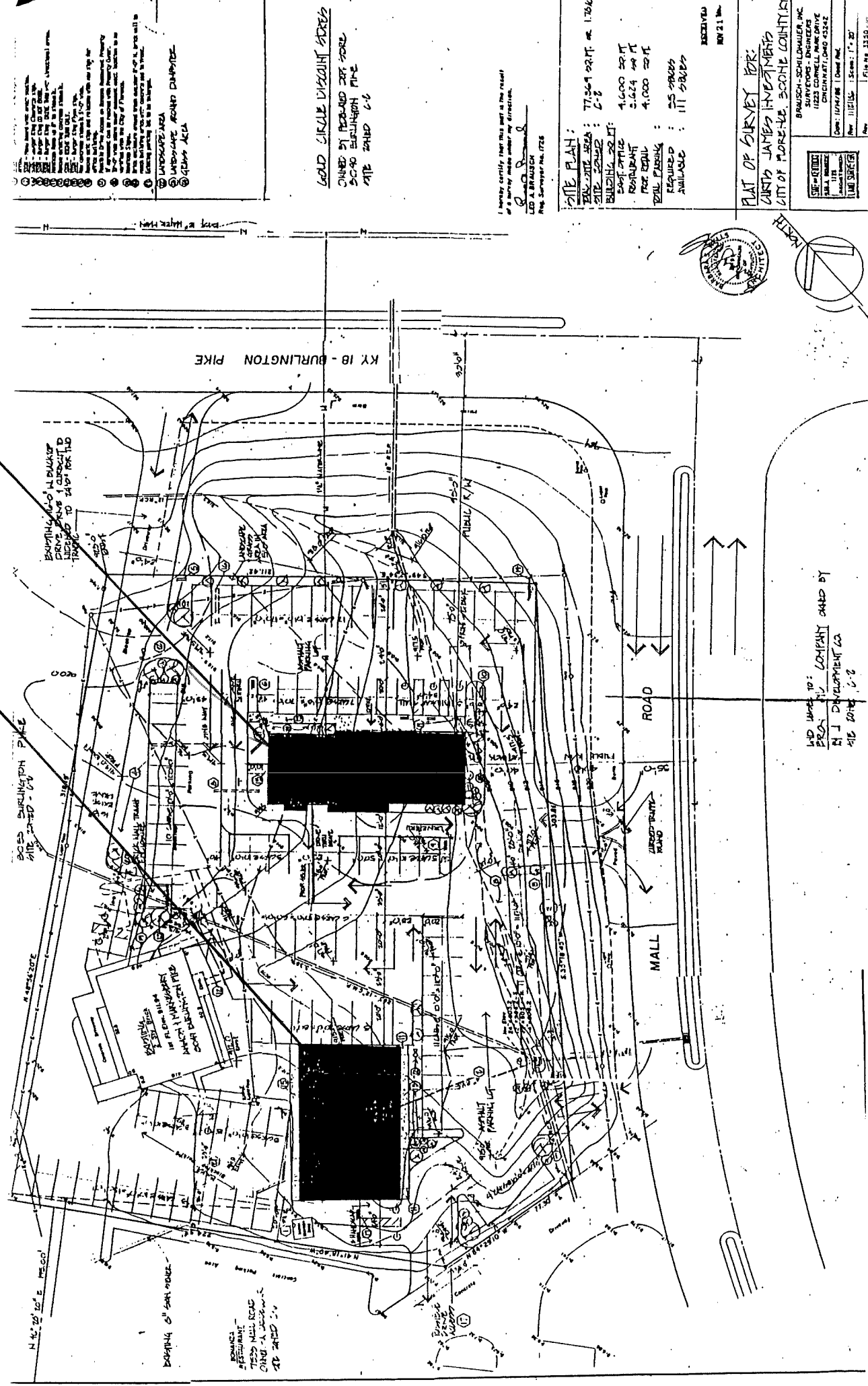
Thomas W. Breidenstein

Thomas W. Breidenstein
Zoning Enforcement Officer

TWB/jdh

Curtis James Investments
 (Burger King)
 Preliminary Site Plan
 12/10/86

proposed retail center
 proposed restaurant



SITE PLAN:

EXISTING AREA:	77,500 SQ. FT. OR 1.76 AC
LANDSCAPE AREA:	2,000 SQ. FT.
LANDSCAPE FRONT DRAINAGE:	2,424 SQ. FT.
LANDSCAPE AREA:	4,000 SQ. FT.
TOTAL PARKING:	25 SPACES
REQUIRED AVAILAGE:	111 SPACES

PLAT OF SURVEY FOR:
CURTIS JAMES INVESTMENTS
 CITY OF MOREHEAD, BOONE COUNTY, KY

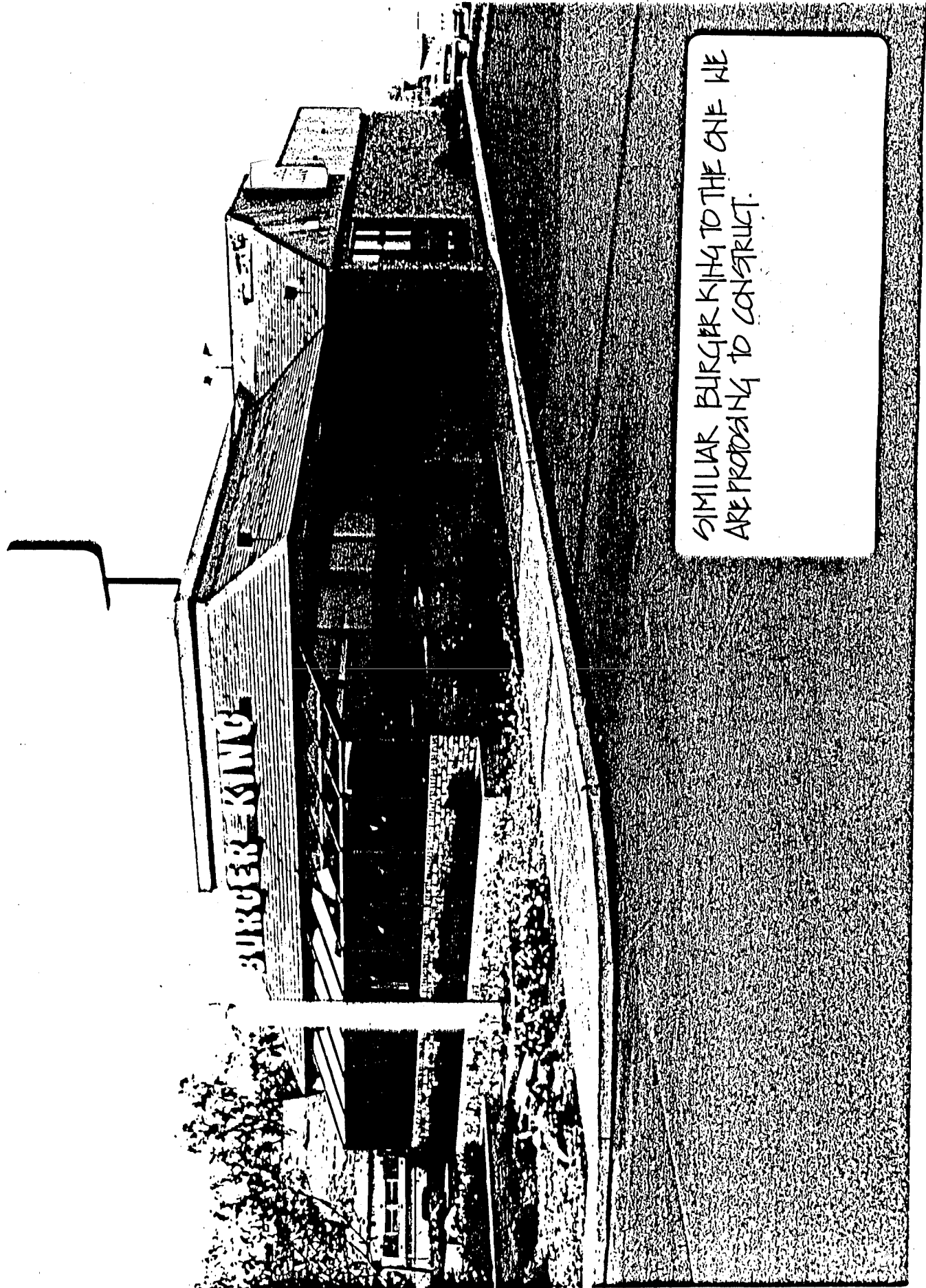
BRUNSON, SCHUMAKER, INC.
 SURVEYORS - ENGINEERS
 1223 CORNELL AVE. DRIVE
 CHICAGO, ILL. 60642
 DATE: 11/17/86 (1st Plat)
 FILE NO. 111/115



PREPARED BY:
 CURTIS JAMES INVESTMENTS
 100 W. 10th St.
 Chicago, Ill. 60608

CURTIS JAMES INVESTMENTS
CONDITIONAL USE APPLICATION
8047 MALL ROAD, FLORENCE, KENTUCKY

1. The subject plan will compliment the existing uses in the immediate area. The arrangement of uses and buildings will be mutually compatible with the permitted uses in the district.
2. The existing samll medical office building and small retail center are permitted uses under C-2 and the new restaurant use is related to the character of the trade area being served.
3. There are presently 20 restaurants located on Mall Road. These restaurant facilities are dependent on the "destination traffic" from the existing Retail Centers, Movie Theatres and Banks for their business. The retail customers on Mall Road have the convenience of being able to shop and eat in the same area.
4. The restaurant operator believes his business will not generate any new traffic but will draw from the existing Mall Road traffic.
5. The conditional use approval for the restaurant would be consistent with similiar conditional use permits granted in C-2 zoning by the Florence Board of Adjustments on the west side of Mall Road for Taco Bell, G.D. Ritzy and Marco Pollo.
6. Attached for information purposes is a copy of resolution No. R-61-73 of the City of Florence relative to the two permitted accesses onto Mall Road for subject real estate.



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ARE PROPOSING TO CONSTRUCT.

2. An off-premises sign, as a conditional use, shall conform, at minimum, to the following requirements:
 - a. No sign shall be larger than one thousand six hundred (1,600) square feet and no linear dimension shall exceed one hundred (100) feet;
 - b. The maximum height of any sign shall not exceed fifty (50) feet;
 - c. All signs shall be located at least six hundred and sixty (660) feet from the right-of-way lines of any interstate highways and at least one hundred (100) feet from the right-of-way lines of any other thoroughfares; and
 - d. Off-premises signs shall not be permitted at intervals of less than one thousand seven hundred and sixty (1,760) feet, measured along the centerline of each interstate highway or thoroughfare from which the sign will be visible, between lines through the center of the signs and perpendicular or radial to said centerline.

The Board of Adjustment shall convey a copy of all off-premises sign conditional use applications and permits to the Zoning Administrator.

- * In the City of Florence Ordinance 0-29-80, provides off premises Signs will be permitted only in the Industrial One (I-1) zone.

Section 1950

Special Sign Districts

The legislative bodies, upon recommendation of the Planning Commission, may establish special sign districts to insure proper development of special areas of the County. Also, the majority of sign users within a district may petition the Planning Commission to establish standards and procedures for signs within their district for recommendations to the appropriate legislative unit. The creation of a special sign district shall be in conformance with Article 3 of this order. A map of all special sign districts shall be maintained in the Planning Commission offices.

The effect of a special sign district shall be to modify according to standards established by the Commission the requirements, regulations, and the procedures for signs in the area included as part of the district. The purpose of the district shall be to respond to the special circumstances of development, renewal, redevelopment, or rehabilitation of areas of the County and to better achieve County wide policies for growth and development. The special sign district regulations may provide for the creation of a sign review board to review and approve proposals for the construction or erection of signs in the district. Except where certain duties are assigned to a sign review board, the Zoning Administrator shall be responsible for enforcing the regulations and requirements established in the special sign district.

Section 1951

Mall Road Commercial Sign District

Signs have as significant of an impact upon the character of an area as the types of land uses allowed. An example is the Mall Road area. When this was originally developed, it was the intent of the commission, the County, and the City, that a particular character be established and maintained for this commercial district. This desired character called for a boulevard area with

low key and aesthetically pleasing signage identifying larger commercial developments located along it. The desired effect was to discourage the area from becoming cluttered with sign upon sign, with each one trying to be bigger and more visible than the next.

For the purpose of the Mall Road Commercial Sign District, the following standards shall apply:

1. All relevant sections of Article 19, except Section 1920 (2).
2. Free standing signs which identify a shopping center or development and its major access point may be permitted to also include a message board with electronically changeable copy . Such electronic message boards shall be permitted only under the following conditions:
 - a. The total area of the sign including the electronic message board may not exceed 300 square feet and 40 feet in height.
 - b. Fixed copy signs attached to a free standing sign which identify individual establishments within the shopping center or development shall be removed.
 - c. Such signs shall be located no closer than 300 feet to another such sign.
3. Independent building or individual establishments with direct frontage on, or unobstructed visibly from, Mall Road shall not be permitted individual free standing signs but shall be permitted one building mounted sign, with a maximum size of 2 square feet per lineal foot of building width, for each wall with direct visibility from Mall Road, a secondary access road, or areas of major internal traffic circulation.

Section 1960

Violations

In case any sign shall be installed, erected, constructed, or maintained in violation of any of the terms of this order, the Zoning Administrator shall notify in writing the owner or lessee thereof to alter such sign so as to comply with this order. Failure to comply with any of the provisions of this Article shall be deemed a violation and shall be punishable under Article 4 of this order.

FLORENCE BOARD OF ADJUSTMENT

DECEMBER 10, 1986

Chairman Charles Holland called the meeting to order. Roll call was taken by staff member Dee Ann Brewer. 4 members present. Staff members present were Mr. Thomas Breidenstein and Mrs. Dee Ann Brewer. Atty. Dale Wilson was also present.

Minutes of the November 12, 1986 Florence Board of Adjustment were considered. Mr. Wilder moved to approve the November 12, 1986 Florence Board of Adjustment Minutes as reviewed. The motion was seconded by Mr. White. The motion carried unanimously.

Chairman Holland proceeded to the items on the agenda.

Variance

A request of Thomas O'Daniel (owner) and Robert Brown (agent) for a side yard Variance of 6.5 feet and a rear yard Variance of 8.9 feet to allow the construction of an addition to the existing General Rental Center. The half acre site, located at the southeast corner of the intersection of U.S. 25 and Shenandoah Drive, Florence, is zoned Commercial Two.

Staff member Thomas Breidenstein presented a slide presentation of the proposed site and he presented the Staff Report. (See Staff Report)

Atty. Tom Nienaber, representing the applicant, stated the applicant wanted to take some of the equipment off the outside of the premises and place it inside the proposed building for security and appearance reasons. Atty. Nienaber stated they would try to eliminate the outside storage as much as possible but they would not eliminate equipment such as the trailer and the backhoe. Atty. Nienaber referred to the fence at the rear of the property and explained that when coming out towards the street, the fence bared off the property line approximately 6 feet. Atty. Nienaber stated they agreed to recommendations regarding the screening and landscaping and noted they would work with Planning and Zoning on the first recommendation regarding the outside storage in the parking areas and driveway aisles.

Chairman Holland inquired if there would be a double entrance. Atty. Nienaber stated no, there could be no drive thru on the site.

Chairman Holland inquired of any support, opposition or comments on the proposed request. Hearing none, Mr. White stated he agreed that the applicant needed to add onto the building and that the area needed a thorough cleaning up. Mr. White moved to approve the request of Thomas O'Daniel (owner) and Robert Brown (agent) for a side yard Variance of 6.5 feet and a rear yard Variance of 8.9 feet to allow the construction of an addition to the existing General Rental Center located at the southeast corner of the intersection of U.S. 25 and Shenandoah Drive, Florence, Kentucky based upon the applicant agreeing to eliminate the outside storage excluding the heavy equipment and trailers and landscape the site and clean up to meet the highway and the surrounding area and with the recommendations included within the Staff Report. The motion was seconded by Mr. Wilder.

Chairman Holland inquired if Atty. Nienaber had any problem with the recommendations within the Staff Report. Atty. Nienaber stated no, other than he did not have any idea where the required parking or driveway areas would be and he noted that was their only concern. Mr. Breidenstein stated the parking requirements had not been calculated but would come under Site Plan Review.

Chairman Holland noted his concerns of the storage sheds on the site and inquired if the applicant would be allowed to sell the sheds with a rental. Atty. Nienaber stated yes. Mr. Breidenstein stated he had no problem with the storage sheds on the site as long as they did not interfere with the parking spaces. Atty. Wilson pointed out that if the areas for required parking were used for the shed then the applicant would have to come back before the Planning Commission. Atty. Nienaber stated they understood those conditions.

After further discussion, the motion carried unanimously.

Variance

A request of Mahavir Enterprises for a rear yard Variance of 17 feet, 10 inches to allow an accessory structure to be used for principally permitted uses. The 1.56 acre site, located at the intersection of U.S. 42 and Village Drive, is owned by Pravin Shah and is zoned Commercial Two, C-2.

Mr. Breidenstein presented a slide presentation of the proposed site and the surrounding area.

Mr. Anil Shah, representative for the applicant, introduced himself and made himself available for any questions.

Mr. White inquired what type of commercial business would be used in the building. Mr. Shah stated the building was vacant at the present time. Mr. Breidenstein explained that a television

repair shop had rented the building but had since then vacated it and now the building was empty. Mr. White stated he would not like to see a type of repair business go in the building that would be a nuisance to the adjoining property owners whose homes were so close to the building.

Chairman Holland inquired if there was a potential client for the building. Mr. Shah stated no, not at the present time.

Mr. White inquired if the building had the proper wiring for a commercial use. Mr. Breidenstein stated no, but Mr. Pravin Shah stated he would remodel the building to meet the requirements.

Chairman Holland inquired if the building did not get rented out what would the applicant put in the building. Mr. Tom Helson, Realtor for the applicant, explained that the previous owner of the building had intended to rent it out for an auto repair business but Mr. Helson noted that was a use the Board did not want to see go in the building. Chairman Holland inquired if the variance was not allowed what would the applicant use the building for. Mr. Breidenstein stated the building could be used for lawn equipment storage.

Mr. White inquired if the adjoining property owners had been notified of the proposed request. Mr. Breidenstein stated no, notification was not required for a Variance. Mr. White stated he thought the Board had agreed that if a Variance affect the neighbors they should be notified. Atty. Wilson stated that adjoining property owners for a conditional use permit were to be notified but not for a variance.

Mr. Wilder stated he did not feel it was the Board's responsibility to make right a deception by the previous owner. Mr. Wilder agreed that the adjoining property owners should be notified of the proposed request.

Atty. Wilson stated that if the applicant had no objection, a deferral could be granted so that the adjoining property owners could be notified and given the opportunity to attend the next meeting and discuss the uses appropriate for a C-2 zoning.

Chairman Holland agreed also that the adjoining property owners should be notified and given the opportunity to discuss the proposed request.

After further discussion, Chairman Holland moved to defer until the January 14, 1987 Board meeting, the request of Mahavir Enterprises for a rear yard Variance of 17 feet, 10 inches to allow an accessory structure to be used for principally permitted uses located at the intersection of U.S. 42 and Village Drive, Florence and that the adjoining property owners be notified of

the proposed request by registered mail and that a fee of \$4.00 per adjoining property owner be paid by the applicant. The motion was seconded by Mr. White. The motion carried unanimously.

Conditional Use Permit

A request of Curtis James Investments for a Conditional Use Permit to allow the construction of a franchise, fast-food, drive-in restaurant (Burger King). The 1.78 acre site, located at the southwest corner of KY 18 and Mall Road is owned by Drs. Markesbery and Ammon and is zoned Commercial Two.

Staff member Tom Breidenstein presented a slide presentation of the proposed site and presented the Staff Report. (See Staff Report)

Mr. White referred to Article 5 which addressed attempts to tie Houston/Donaldson Roads into Mall Road and inquired if the corner could be taken by a bridge or tunnel to tie them in together. Mr. Breidenstein stated he was aware that possible solutions to the traffic problem in the particular area had been discussed but he had not seen any plans. Mr. Breidenstein stated he assumed that area would be greatly affected.

Atty. Gary Edmundson, representative for Curtis James Investments and Drs. Ammon and Markesbery stated there is 90 feet from the current right-of-way back to the proposed building. Atty. Edmundson introduced the other members representing the project: Mr. Curtis Smith and Mr. Jim Borg, partners of the proposed project and Mr. Ray Merkel and Ms. Barbara Wells, Architect for the applicants. Atty. Edmundson pointed out the current access points going into the property and described the turning movements of those accesses. Atty. Edmundson stated he felt the applicant's could work out some kind of radius turning movements to provide a shared access with the adjoining property, Bonanza. Atty. Edmundson explained there was an agreement between the current owners of the property and the City of Florence which entitled them to two accesses onto Mall Road. Atty. Edmundson addressed the issue of traffic congestion on Mall Road and KY. 18 and noted that congestion would be relieved with the new ramps going in from I-75 which were to be built within a year or so. Atty. Edmundson made himself available for any questions and stated the applicants were aware of all the conditions outlined in the Staff Report and they agreed to those conditions.

Atty. Dale Wilson requested the applicants to further describe the access ways on Mall Road, how close they would be to each other, and the current turning movements on Mall Road. Ms.

Barbara Wells, Architect for the proposed project, described the access points onto Mall and into the proposed site.

Mr. Wilder inquired if the vehicles coming out of the proposed site were permitted to make left hand turns onto Mall Road. Ms. Wells stated yes.

Mr. White expressed concern of cars going around the curve and then stopping suddenly to turn into the entrance to the Burger King restaurant.

After further discussion, Mr. Wilder stated he had a big problem with the traffic. Mr. Wilder stated he wished there was a connector road or something else planned a long time ago to alleviate the traffic problems everyone was fearful of. Mr. Wilder stated that anyone turning left or right onto Mall Road was taking their life into their own hands. Mr. Wilder stated he did not like what was being proposed regarding the access in and out of the Burger King site. Mr. Wilder stated that before he would give his vote on the proposed request he wanted to see what the Kentucky Department of Highway was going to say about the traffic problems at the particular site. Atty. Edmundson stated that a Conditional Use Permit was being brought before the Board for action and that the traffic problems would be addressed at the Site Plan Review stage. Mr. Wilder stated he disagreed that the traffic problem was not the Board's concern also because the public's safety and welfare according to the regulations had to be taken into consideration.

Atty. Wilson explained that the applicant's could not get approval for Site Plan Review without the Conditional Use Permit.

Mr. White stated that no matter what type of business went onto the property the two accesses would still be there.

Mr. White referred to condition #7 regarding the design to vehicular approaches to the property which would create an interference with traffic on surrounding thoroughfares. Again, since a principally permitted use was included on the site plan, the Board cannot consider the plan. Vehicular approaches will be considered during Site Plan Review. Mr. White stated he was somewhat confused by that statement. Mr. Breidenstein explained again that since the plan included a retail building, which is principally permitted, the Board can only consider the Conditional Use and not the Site Plan.

Chairman Holland inquired of the audience's support, opposition or comments on the proposed request.

Ms. Jennelle Markesbery, wife of Dr. Markesbery, explained the reason why they were selling their property to the particular applicant proposing the request.

Mr. Wilder referred to Section 263, Article 7 of the regulations regarding the vehicular approach and he stated the vehicular approach of the proposed request was not in conformance with the regulations.

Mr. White stated Drs. Ammon and Markesbery are as much a part of the community as the rest of the citizens and noted the corner of KY. 18 and Mall Road had a bad traffic problem there presently and the proposed request would add to that problem. Mr. White felt that sooner or later the County would have to do something about the traffic problem at that corner but stated he felt the doctors should be given some consideration with selling their property.

Dr. Markesbery explained they were given the two accesses because they traded some easements, a lake and a right to some of their land with the City of Florence in the past.

After further discussion on routing the traffic through the accesses into the site, Mr. White inquired if the first access on Mall Road could be eliminated temporarily. Atty. Wilson stated that was something that would come up at Site Plan Review. Further discussion followed on temporarily eliminating the first curb cut.

Mr. Breidenstein stated he felt that eliminating the first curb cut closest to the intersection of Mall Road and KY. 18 was a much better proposal.

Mr. Wilder inquired of specifically having a "no left turn" at that entrance. Atty. Edmundson stated he did not see how that would be feasible.

Atty. Wilson clarified for the Board that the access point closest to KY 18 could be eliminated and the access point next to Bonanza could be widened and improved and hopefully become a joint access and improvements made on the median on Mall Road.

Mr. White inquired of the four recommendations within the Staff Report. Atty. Edmundson stated he had no problems with the four recommendations within the Staff Report.

Further discussion followed on where a connector road could go for the site.

Mr. Borg requested clarification on the signage. Mr. Breidenstein explained that directional signs could not contain any advertising on them. Mr. Breidenstein noted the signage would also come under the Site Plan Review stage.

After further discussion, Mr. Wilder moved to approve the request of Curtis James Investments for a Conditional Use Permit to allow the construction of a franchise, fast-food, drive-in restaurant (Burger King) located at the southwest corner of KY. 18 and Mall Road based upon the conditions outlined in the Staff Report and that condition #2 of the Staff Report be eliminated and the following be added in place of condition #2: "That the northern most access be deleted and the southern most access be the in and out onto Mall Road and hopefully to encourage the southern most access to become a joint access through Site Plan Review and the City of Florence Public Works." The motion was seconded by Mrs. Lanigan. The motion carried unanimously.

Administration

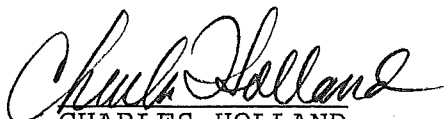
Mr. Breidenstein informed the Board that the City of Florence had approved the new 1986 Boone County Zoning Regulations and copies of the regulations had been distributed to each Board member. Ms. Brewer noted an insert regarding the Office Two zone on page 10-4.

Mr. Breidenstein noted a letter form C. W. Henne to himself regarding a sign variance to allow a larger sign to sell property at Turfway and I-75.

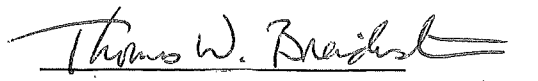
Mr. Wilder noted the new sign for the Florence Estate Apartments was not illuminated presently as required in the approval for the sign. Mr. Breidenstein stated he would check into the matter.

Hearing no further comments, Chairman Holland moved the meeting adjourn. The motion was seconded by Mr. White. The motion carried unanimously.

APPROVED:


 CHARLES HOLLAND
 CHAIRMAN

ATTEST:


 THOMAS W. BREIDENSTEIN,
 ZONING ENFORCEMENT OFFICER