

1 Work Session Summary of the Planning Commission of the County of Henrico held in the  
2 Manager's Conference Room, County Administration Building in the Government Center  
3 at Parham and Hungary Spring Roads, beginning at 5:30 p.m., April 11, 2019.  
4

Members Present: Mr. Gregory R. Baka, Chairman (Tuckahoe)  
Mr. C. W. Archer, C.P.C., Vice Chairman (Fairfield)  
Mr. William M. Mackey, Jr. (Varina)  
Mr. Robert H. Witte, Jr. (Brookland)  
Mrs. Melissa Thornton (Three Chopt)  
Mr. R. Joseph Emerson, Jr., AICP, Director of Planning  
Secretary  
Mr. Frank J. Thornton (Fairfield)  
Board of Supervisors' Representative

Staff Present: Ms. Jean Moore, Assistant Director of Planning  
Ms. James P. Strauss, PLA, Senior Principal Planner  
Mr. Andrew Newby, Assistant County Attorney  
Mr. Ben Blankinship, AICP, Senior Principal Planner  
Mr. Miguel Madrigal, County Planner  
Ms. Sylvia Ray, Recording Secretary

Citizens Present: Mr. Robert Acosta, Coventry Subdivision  
Mrs. Valerie Acosta, Coventry Subdivision  
Ms. Janice Clifton, Virginia Cliffe Inn  
Ms. Paula Ramirez, Manakin Mansion  
Mr. Conway Upshur, Forrest Heights Subdivision

5  
6 **The Commission convened a work session in the Manager's Conference Room at**  
7 **5:30 p.m.**  
8

9 Mr. Baka called the work session to order, then turned the meeting over to the Secretary  
10 of the Planning Commission, Mr. Joe Emerson, Director of Planning.  
11

12 Mr. Emerson stated the work session was to continue the discussion on Short Term  
13 Rentals (STRs). Staff invited speakers to address the Commission on their perspective  
14 and experience with STRs. Mr. Madrigal introduced the speakers, who included the  
15 county's two bed and breakfast owners, as well as three local residents whose  
16 neighborhoods contain STRs.  
17

18 Ms. Clifton shared her experience running the Virginia Cliffe Inn. Her comments included  
19 the difficulty of running a legitimate business and competing against those who do it for  
20 free. Paying lodging taxes, meeting health inspections, etc., cost money that STR-  
21 operators avoid.  
22

23 Ms. Ramirez highlighted the licensing and permitting of STRs across the country and  
24 internationally. She felt strongly that such operators pay a lodging and hotel tax and be  
25 regulated by both the Health and Fire Departments.

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Mr. Upshur questioned whether STRs provided a benefit to the community. He shared his concern that property owners purchased their homes with an expectation of a stable, residential neighborhood. STRs detract from the residential character.

Ms. Acosta shared concerns about monitoring and enforcement. Her main objection to the proposed ordinance was that, as a complaint-driven system, it requires other property owners to provide documentation of offenders' actions. This puts the burden on neighbors to monitor and report on each other.

Mr. Acosta questioned how county agencies would coordinate and verify posted information. Requirements related to primary residency, enforcement of the 30-day limit on STRs and methods by which to verify and track neighbor complaints were among his chief concerns.

The Commission asked questions of each speaker and suggested staff consider potential revisions to the ordinance.

The Commission recessed their work session at 6:56 p.m.

1  
2 **THE PLANNING COMMISSION RECONVENED AT 7:00 P.M. FOLLOWING A WORK**  
3 **SESSION.**  
4

5 Minutes of the regular monthly meeting of the Planning Commission of Henrico County  
6 held in the County Administration Building in the Government Center at Parham and  
7 Hungary Springs Roads beginning at 7:00 p.m. Thursday, April 11, 2019. Display Notice  
8 having been published in the *Richmond Times-Dispatch* on March 25, 2019 and April 1,  
9 2019.  
10

Members Present: Mr. Gregory R. Baka, Vice Chairman (Tuckahoe)  
Mr. C. W. Archer, C.P.C. (Fairfield)  
Mr. William M. Mackey, Jr. (Varina)  
Mr. Robert H. Witte, Jr. (Brookland)  
Mrs. Melissa Thornton (Three Chopt)  
Mr. R. Joseph Emerson, Jr., AICP, Director of Planning  
Secretary

Mr. Frank J. Thornton (Fairfield)  
Board of Supervisors' Representative

Also Present: Ms. Jean Moore, Assistant Director of Planning  
Ms. James P. Strauss, PLA, Senior Principal Planner  
Mr. Benjamin Sehl, County Planner  
Mr. Livingston Lewis, County Planner  
Mrs. Lisa Blankinship, County Planner  
Mr. Michael Morris, County Planner  
Mr. John Cejka, Traffic Engineer, Public Works  
Mr. William Moffett, CPTED Planner, Police  
Ms. Sylvia Ray, Recording Secretary

11  
12 **Mr. Frank J. Thornton, the Board of Supervisors' representative, abstains on all**  
13 **cases unless otherwise noted.**  
14

15 Mr. Baka - Good evening and welcome. I'd like to reconvene this  
16 meeting of this Henrico County Planning Commission, and thank you to those of you who  
17 were here promptly at 7 o'clock. The Commission had a 5:30 p.m. work session that went  
18 over a little bit of time. Thank you for being here. This is our rezoning meeting for April  
19 11, 2019. At this time, I like to ask you to please take a moment to silence your cell  
20 phones. Please stand with the Commission for the Pledge of Allegiance.

21  
22 ... PLEDGE OF ALLEGIANCE IS RECITED ...  
23

24 Mr. Baka - Tonight, do we have anyone with us from the news media?  
25 Ok. We are pleased to welcome Mr. Frank Thornton, our representative from the Board

26 of Supervisors who is sitting with the Planning Commission for 2019. Thank you for being  
27 here, Mr. Thornton.

28  
29 Mr. Thornton - Thank you, Mr. Chairman.

30  
31 Mr. Baka - And, Mr. Thornton abstains on all cases unless otherwise  
32 noted.

33  
34 We do have all of our Commissioners present. We do have a quorum, so we can conduct  
35 business. So, at this point, I'll turn the Agenda over to Mr. Emerson, our Secretary.

36  
37 Mr. Emerson - Thank you, Mr. Chairman. As you noted, the Commission did  
38 have a work session this evening that began at 5:30 p.m., with discussions on Short Term  
39 Rentals. We recessed that that Work Sessions at 6:56 p.m., and then, of course,  
40 reconvened this meeting at 7:07 p.m. With that said, the first item on your agenda this  
41 evening are the requests for deferrals and withdrawals and, those will be presented by  
42 Mr. Jim Strauss.

43  
44 Mr. Strauss - Thank you, Mr. Secretary, we have one request for deferral  
45 this evening, and it's in the Tuckahoe District, on page 1 of your agenda. Provisional Use  
46 Permit 2019-00005 Jonathan Bremer, and the applicant is requesting to defer this case  
47 to the May 9<sup>th</sup> Commission meeting.

48  
49 **PUP2019-00005 Jonathan Bremer:** Request for a Provisional Use Permit under  
50 Sections 24-62.2(g), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow the  
51 continued operation of an existing farmers' market on part of Parcels 732-751-4078, -0561  
52 and 731-751-8088 located at the southwest intersection of Gayton Road and Ridgefield  
53 Parkway. The existing zoning is B-3 Business District. The 2026 Comprehensive Plan  
54 recommends Commercial Concentration.

55  
56 Mr. Baka - Ok, is there anyone present here tonight in opposition to the  
57 deferral of PUP2019-00005 Jonathan Bremer? I see none. I would go ahead and move  
58 that PUP2019-00005 Jonathan Bremer be deferred to the May 9, 2019 meeting, at the  
59 request of the applicant.

60  
61 Mr. Archer - Second.

62  
63 Mr. Baka - We have a motion by Mr. Baka, second by Mr. Archer. All who's  
64 in favor, say aye.

65  
66 The Commission - Aye.

67  
68 Mr. Baka - Opposed, say no. Motion carries.

69

70 Mr. Emerson - Mr. Chairman that complete the items for withdrawal and  
71 deferral. We now move on to requests for expedited items, and those will also be presented  
72 by Mr. Jim Strauss.  
73

74 Mr. Strauss - Thank you, Mr. Secretary. We have four requests for approval  
75 on the expedited agenda this evening, and the first request is in the Three Chopt District,  
76 on page 1 of your agenda. Rezoning 2019-00009 Mark Oley. This is a request to amend  
77 proffers with the original rezoning case to allow wholesale pharmaceutical distribution with  
78 warehouse and office use; and, the staff is recommending approval of this case with the  
79 revised proffers numbers one through three in our staff report, we were not aware of any  
80 opposition.  
81

82 **REZ2019-00009 Mark Oley:** Request to amend proffers accepted with rezoning case  
83 REZ2016-00025 on Parcel 755-744-0869 located at the northwest intersection of Three  
84 Chopt and Eastridge Roads. The applicant proposes to amend proffers to allow wholesale  
85 pharmaceutical distribution with warehouse and office. The existing zoning is B-3C  
86 Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial  
87 Arterial. The site is in the Enterprise Zone.  
88

89 Mr. Baka - Ok, is there anyone present here tonight in opposition to the  
90 approval of REZ2019-00009 Mark Oley? I see none.  
91

92 Mrs. Thornton - I move that REZ2019-00009 Mark Oley is forwarded to the  
93 Board of Supervisors with a recommendation of approval with amended proffers 1-3 in the  
94 staff report.  
95

96 Mr. Baka - We have a motion by Mrs. Thornton, second by Mr. Witte. All  
97 who's in favor, say aye.  
98

99 The Commission - Aye.  
100

101 Mr. Baka - Opposed, say no. Motion passes.  
102

103 **REASON -** Acting on a motion by Mrs. Thornton, seconded by Mr. Witte,  
104 the Planning Commission voted 5-0 (one abstention) to recommend the Board of  
105 Supervisors **grant** the request because the changes do not greatly reduce the original  
106 intended purpose of the proffers.  
107

108 Mr. Strauss - The next three requests for approval on the expedited agenda  
109 this evening are all in the Brookland District. The first one is on page 2 of your agenda,  
110 and that would be Provisional Use Permit 2019-00004 Janice V. Clifton. This request is to  
111 amend conditions related to the operation of a bed and breakfast. Staff is recommending  
112 approval of the revised conditions numbers 1-13 in the staff report; and again, we are not  
113 aware of any opposition.  
114

116 **PUP2019-00004 Janice V. Clifton:** Request for a Provisional Use Permit under  
117 Sections 24-12.1(b), 24-120 and 24-122.1 of Chapter 24 of the County Code to amend  
118 conditions related to the operation of a bed and breakfast and events on Parcels 771-767-  
119 7742 and part of 771-767-9566 located at the northeast intersection of Old Washington  
120 Highway and Mountain Road. The existing zoning is R-2A One Family Residential District.  
121 The 2026 Comprehensive Plan recommends Suburban Residential 2, where density  
122 should not exceed 3.4 units per acre, and Environmental Protection Area.

123  
124 Mr. Baka - Ok, is there anyone present here tonight in opposition to the  
125 approval of PUP2019-00004 Janice V. Clifton?

126  
127 Mr. Baka - Seeing none.

128  
129 Mr. Witte - I move that PUP2019-00004 Janice V. Clifton is forwarded to  
130 the Board of Supervisors with the recommendation of approval with the amended  
131 conditions 1-13 noted in the staff report.

132  
133 Mr. Archer - Second.

134  
135 Mr. Baka - We have a motion by Mr. Witte, second by Mr. Archer. All who's  
136 in favor, say aye.

137  
138 The Commission - Aye.

139  
140 Mr. Baka - Opposed, say no. Motion passes.

141  
142 **REASON -** Acting on a motion by Mr. Witte, seconded by Mr. Archer, the  
143 Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors  
144 **grant** the request because the conditions should minimize the potential impacts on  
145 surrounding land uses and it would not be expected to adversely affect public safety, health  
146 or general welfare.

147  
148 Mr. Strauss - The next two requests for approval on the expedited agenda  
149 this evening are companion cases on page 2 of your agenda. The first one is REZ2019-  
150 00010 Daniel Winfree. This is a request to conditionally rezone from B-1 Business District  
151 to B-2C Business District (Conditional); and, this is to allow approval of a Provisional Use  
152 Permit for outdoor dining for an existing restaurant. And, the PUP is the second case that  
153 will be discussed. Staff is recommending approval of the rezoning request with proffers 1-  
154 5 in the staff report, and we are not aware of any opposition.

155  
156 **REZ2019-00010 Daniel Winfree:** Request to conditionally rezone from B-1 Business  
157 District to B-2C Business District (Conditional) Parcel 773-747-8814 containing 1.14 acres  
158 located on the east line of Staples Mill Road (U.S. Route 33) approximately 100' south of  
159 its intersection with Penick Road. The applicant proposes outdoor dining for an existing  
160 restaurant. The use will be controlled by zoning ordinance regulations and proffered

161 conditions. The 2026 Comprehensive Plan recommends Commercial Concentration and  
162 Light Industry. The site is in the Enterprise Zone.

163  
164 Mr. Baka - Ok, is there anyone here tonight in opposition to the approval  
165 of REZ2019-00010 Daniel Winfree?

166  
167 Mr. Witte - Mr. Chairman, I move that REZ2019-00010 Daniel Winfree be  
168 forwarded to the Board of Supervisors with the recommendation of approval with proffers  
169 1-5, as shown in the staff report.

170  
171 Mr. Mackey - Second.

172  
173 Mr. Baka - We have a motion by Mr. Witte, second by Mr. Mackey. All  
174 who's in favor, say aye.

175  
176 The Commission - Aye.

177  
178 Mr. Baka - Opposed, say no. Motion passes.

179  
180 **REASON -** Acting on a motion by Mr. Witte, seconded by Mr. Mackey, the  
181 Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors  
182 **grant** the request because the proffered conditions would provide for a higher quality of  
183 development than would otherwise be possible and it would not adversely affect the  
184 adjoining area if properly developed as proposed.

185  
186 Mr. Strauss - And the last request for approval on the expedited agenda this  
187 evening, also in the Brookland District, on page 2 of the agenda, is Provisional Use Permit  
188 2019-00006 Daniel Winfree. This is a request for approval of a Provisional Use Permit for  
189 outdoor dining for an existing restaurant. Staff is recommending approval of conditions 1-  
190 14 in the staff report. Again, we are not aware of any opposition.

191  
192 **PUP2019-00006 Daniel Winfree:** Request for a Provisional Use Permit under Sections  
193 24-58.2(d), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow outdoor dining  
194 for an existing restaurant on part of Parcel 773-747-8814 located on the east line of Staples  
195 Mill Road (U.S. Route 33) approximately 100' south of its intersection with Penick Road.  
196 The existing zoning is B-1 Business District. The 2026 Comprehensive Plan recommends  
197 Commercial Concentration and Light Industry. The site is in the Enterprise Zone.

198  
199 Mr. Baka - Is there anyone here tonight in opposition to the approval of  
200 PUP2019-00006 Daniel Winfree? Mr. Witte?

201  
202 Mr. Witte - Mr. Chairman, I move that PUP2019-00006 Daniel Winfree be  
203 forwarded to the Board of Supervisors with the recommendation of approval with conditions  
204 1-14, as shown in the staff report.

205  
206 Mrs. Thornton - Second.

207  
208 Mr. Baka - We have a motion by Mr. Witte, second by Mrs. Thornton. All  
209 in favor, say aye.

210  
211 The Commission - Aye.

212  
213 Mr. Baka - Opposed, say no. Motion passes.

214  
215 **REASON -** Acting on a motion by Mr. Witte, seconded by Mrs. Thornton,  
216 the Planning Commission voted 5-0 (one abstention) to recommend the Board of  
217 Supervisors **grant** the request because the conditions should minimize the potential  
218 impacts on surrounding land uses and it is reasonable in light of the surrounding uses  
219 and existing zoning on the property.

220  
221 Mr. Emerson - Mr. Chairman, that completes your expedited agenda for this  
222 evening and now we move into your regular cases ... to the top of page 2... for REZ2018-  
223 00045 T. Preston Lloyd for Hunt Club LLC. This is a request to conditionally rezone from  
224 R-5 General Residence District to R-6C General Residence District, approximately 19.13  
225 acres located on Bremner Boulevard, east of Beth Road. The applicant proposes a  
226 continuing care retirement community. The R-6 District allows a max density of 19.8 units  
227 per acre. The 2026 Comprehensive Plan recommends Multi-family Residential. The staff  
228 report will be presented by Mr. Ben Sehl.

229  
230 **(Deferred from the March 14, 2019 Meeting)**

231 **REZ2018-00045 T. Preston Lloyd for Hunt Club LLC:** Request to conditionally  
232 rezone from R-5 General Residence District to R-6C General Residence District  
233 (Conditional) Parcel 770-749-9008 and part of Parcel 770-750-4811 containing 19.13 acres  
234 located on the south line of Bremner Boulevard, approximately 170' east of Beth Road. The  
235 applicant proposes a continuing care retirement community. The R-6 District allows a max  
236 density of 19.8 units per acre. The use will be controlled by zoning ordinance regulations  
237 and proffered conditions. The 2026 Comprehensive Plan recommends Multifamily  
238 Residential.

239  
240 Mr. Baka - Good evening, Mr. Sehl. Is there anyone here tonight in  
241 opposition to REZ2018-00045 T. Preston Lloyd for Hunt Club LLC?

242  
243 Mr. Sehl - Thank you, Mr. Chairman. This is an application to rezone  
244 approximately 19-acres from R-5 to R-6C in order to expand the adjacent Carriage Hill  
245 community located on the north line of Glenside Drive, approximately a half mile east of  
246 West Broad Street.

247  
248 The new building will be built on a portion of the Carriage Club apartments, and the entire  
249 property is included in this request to ensure zoning conformance for the existing 297  
250 apartments in Carriage Club which were constructed in the early 1960's.

251



252 The applicant proposes to build a new continuing of care retirement building containing a  
253 mixture of independent and assisted living units, as well as memory care units. A total of  
254 125 units is proposed, of which up to 31 could be independent living units. According to  
255 revised proffers provided to you this evening, all units are proffered to be age-restricted.  
256

257 The new building would be constructed in an area previously used for the pool and club  
258 house for Carriage Club. This building was recently relocated. The building would be  
259 accessed through Carriage Hill, which was rezoned in 2016 to allow for the construction  
260 of an independent living building adjacent to Bremner Boulevard ... in this area here.  
261

262 All of Carriage Hill was proffered to be age-restricted at that time. The building constructed  
263 subsequent to the 2016 application is almost complete; and, the applicant has indicated  
264 this proposal would allow an additional level of care for residents in Carriage Hill.  
265

266 As shown on this revised conceptual plan, the new building's main access would be  
267 through the existing roads in Carriage Hill ... between here and here ... which ultimately  
268 provides access to Glenside Drive. An additional access would be provided to Fernwood  
269 Street ... in this location ... which would allow access towards Bremner Boulevard, to the  
270 rear.  
271

272 The revised plan, along with the additional information submitted by the applicant and  
273 included in your staff report, addresses many of the issues noted by staff while reviewing  
274 this request. This includes concerns regarding the building's access and its integration  
275 with Carriage Hill.  
276

277 The revised proffers also address concerns noted by staff regarding proffered age  
278 restriction and private roads within the development. These new conceptual elevations  
279 have also been provided which better illustrate how the new building will complement  
280 existing architecture within the two adjacent communities.  
281

282 The 2026 Comprehensive Plan recommends Multi-Family Residential for the site, which  
283 is a density up to 19.8 units per acre. This request is consistent with this designation and  
284 based on the revised information submitted by the applicant, it should be well integrated  
285 within the existing apartment complex while providing adequate protections to the  
286 Carriage Hill community. For these reasons, staff recommends approval of this request  
287 subject to the revised proffers dated April 8, handed out to you this evening. I'd be happy  
288 to try and answer any questions you might have at this time.  
289

290 Mr. Baka - Does the Commission have any questions of Mr. Sehl?

291 Mr. Sehl - Thank you.

292 Mr. Witte - Mr. Chairman, did we receive any opposition here this  
293 evening?  
294

295 Mr. Baka - Ah, prior ....  
296  
297

298  
299 Mr. Witte - I believe you asked and a gentleman raised his hand in  
300 opposition ... no? (LAUGHTER) Ok.

301  
302 Mr. Baka - I guess not. We did ask ... seeing none there ...

303  
304 Any one on the Commission have any questions for Mr. Sehl, Mr. Emerson, or staff?

305  
306 Mr. Witte - None? Mr. Chairman, I'd like to make a comment before I  
307 make a motion. This has been very interesting. It's a much needed addition to the  
308 Brookland District and the county. It seems to be very important to the residents of the  
309 Carriage Hill / Carriage Club communities. They really don't want to leave their comfort  
310 zone to go to another area when they need extended care. So, all things being  
311 considered, this is an asset to our community. With that, Mr. Chairman, I will move that  
312 REZ2018-00045 T. Preston Lloyd for Hunt Club LLC be forwarded to the Board of  
313 Supervisors with the recommendation of approval with proffers dated April 8, 2019, handed  
314 out this evening.

315  
316 Mr. Mackey - Second.

317  
318 Mr. Baka - We have a motion by Mr. Witte, and a second by Mr. Mackey.  
319 All who's in favor, say aye.

320  
321 The Commission - Aye.

322  
323 Mr. Baka - Opposed, say no. Motion passes. Thank you.

324  
325 **REASON -** Acting on a motion by Mr. Witte, seconded by Mr. Mackey, the  
326 Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors  
327 grant the request because it conforms to the recommendations of the Comprehensive Plan  
328 and is not anticipated to have a precedent setting effect on the zoning in the area.

329  
330 Mr. Emerson - Mr. Chairman, we now move on the discussion item at the  
331 bottom of page 2, and that is a request that the Planning Commission schedule a Work  
332 Session for May 9, 2019, at 5:00 p.m. to continue your discussion on Short Term Rentals  
333 and also to begin discussion on Master Planned Communities in the R-6 District.

334  
335 The Board did approve a Board Paper requesting the Commission begin work on amending  
336 the R-6 Code. It currently ... we have what we call R-6 with Provisional Use Permit that  
337 allows the mixing of B-1 uses. It doesn't allow enough flexibility or uses the development  
338 community is needing in order to provide productive and effective, I guess, mixed-use  
339 projects. So, we're going to take a look at that and will probably come to you with some  
340 recommendations regarding more flexibility ... maybe some density allowances that  
341 currently aren't there, and also B-2 uses versus B-1 uses. So those are some of the  
342 thoughts we have in mind. That's what that is ... and then of courses, you know what the  
343 Short-Term Rental discussion is.

344  
345 The ah ... and just to remind you ... you will, at your next meeting during the daytime, you  
346 will have another discussion with the Short-Term Rental topic, but it just doesn't need to be  
347 scheduled as a Work Session because it will be a part of your regular agenda. And those  
348 will be the operators coming in at that meeting ... but with that said, I don't necessarily need  
349 a motion, but if 5:00 p.m. meets with the Commission by consensus for May the 9<sup>th</sup>, we  
350 could move forward and get everything set up for that.

351  
352 Mr. Baka - Did you say 5:30 or 5:00 p.m.?

353  
354 Mr. Emerson - I said 5:00 p.m.

355  
356 Mrs. Thornton - 5:00 p.m.

357  
358 Mr. Baka - Got it. Ok, May 9<sup>th</sup> at 5:00 p.m. Do we have a consensus  
359 among the Commission for that?

360  
361 The Commission - Yes.

362  
363 Mr. Emerson - Ok, we'll get that scheduled for that.

364  
365 **DISCUSSION ITEM:** To schedule a Work Session for May 9, 2019, at 5:00 p.m. to continue  
366 discussion on Short Term Rentals and also to begin discussion on Master Planned  
367 Communities in the R-6 District.

368  
369 Mr. Emerson - The next item, Mr. Chairman, are the approval of your  
370 Minutes. You do have two sets of Minutes, one for March 14, 2019 and one from  
371 November 8, 2018, and there are no errata comments at this time, no errata sheet for  
372 these two sets of Minutes. Of course any corrections or changes that you may have, we'll  
373 make ... if you have any to add.

374  
375 Mr. Baka - Ok. We have a motion to approve the November 2018  
376 Minutes

377  
378 Mr. Witte - Mr. Chairman, I wasn't present. So, I will abstain because I  
379 wasn't here then.

380  
381 Mrs. Thornton - Me, too.

382  
383 Mr. Archer - Well ...I guess I was the only one here so, I recommend  
384 approval.

385  
386 ... (LAUGHTER) ...

387  
388 Mr. Baka - All in favor of approving the November 2018 Minutes, say aye.

389  
390 The Commission - Aye.

391 *(Witte/Thornton abstained)*

392 ... (INAUDIBLE) ...

393  
394 Mr. Baka - I heard three votes, and two abstentions. Alright, very good.  
395 That was November, and the second one ... then ... would be March?

396  
397 Mr. Emerson - March.

398  
399 Mr. Baka - Is there a motion to approve the March 14, 2019 Minutes?

400  
401 Mr. Archer - Well, I was not here for that one.

402  
403 Mr. Witte - So moved.

404  
405 Mr. Baka - Motion made by Mr. Witte, second by Mr. Mackey. All those  
406 in favor, say aye.

407  
408 The Commission - Aye.  
409 *(Archer abstained)*

410  
411 Mr. Baka - Opposed or abstention? Motion passes.

412  
413 Mr. Emerson - Mr. Chairman, I have nothing further for the Commission this  
414 evening.

415  
416 Mr. Baka - Alright, any other questions or comments from the  
417 Commission? I motion that adjournment would be in order.

418  
419 Mr. Archer - So moved.

420  
421 Mr. Baka - And we have a second?

422  
423 Mr. Witte - Absolutely.

424  
425 Mr. Baka - Motion by Mr. Archer, second by Mr. Witte. All in favor, say  
426 aye.

427  
428 The Commission - Aye.

429  
430 Mr. Baka - We stand adjourned.

431

432


433

434

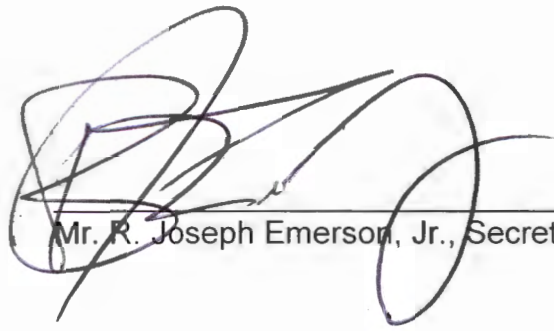
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\_\_\_\_\_  
Mr. Greg Baka, Chairman

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Mr. R. Joseph Emerson, Jr., Secretary