

BENTON METROPOLITAN PLANNING COMMISSION

MINUTES

Monday May 6, 2024 – 6:00 P.M.
Benton Town Hall
105 Sibley Street
Benton, LA 71006

MEMBERS PRESENT:

Steve Vercher, Vice Chairman
Bryan Kauffer
Martha Reyenga, Chairman
Jerry Nuckolls

OTHERS PRESENT:

Carolina Zet Blunck
Carlotta Askew-Brown
Pat Doane
Jeff Raley
Alderman Ronald Jones
Alderman Wayne Cathcart
Mayor Shelly Horton
Rory Alison
Molly Gray
Mark Stanford
Allen Plavny
Roy Hicks
Michael Kelsch
Gene McNair
Richard Leier
Royce Cameron Collins
Ruth Brickin

MEMBERS ABSENT:

Michael Jorgenson

- (A) Martha Reyenga called the meeting to order at 6:00 p.m.
- (B) The Invocation was led by Bryan Kauffer.
- (C) Pledge of Allegiance was led by Steve Vercher.
- (D) Carlotta Askew-Brown called the roll and stated a quorum was present.
- (E) Bryan Kauffer called for a motion to approve the agenda as submitted.

This motion was seconded by Nuckolls.

The motion carried unanimously.

Carlotta Askew-Brown read the decorum statement.

(F) PUBLIC HEARINGS

- 1. BP-11-24 – The application of Jill Souter requesting Minor Plat approval for Alison Extraction, for a tract of land being 1.0 acres more or less located in Section 10 and 15, Township 19 North, Range 13 West, Bossier Parish, LA. (Northwest of Linton Rd. and Jessie Jones Rd.) (Police Jury District 8)

Rory Alison, applicant stated that he was trying to get a trailer moved on the land.

Reyenga: Rory has allowed his son and daughter in law to move into the home so in order for him to place another home on the property, he has to cut out an acre and obtain his permits.

Vercher: Can you tell me about your manufactured home?

Alilson: It's a 2017 Fema Trailer. It's a 14' x 56'.

Vercher: Are you going to skirt it?

Alison: It's going to be skirted with a porch possibly. I'm getting older and my son and daughter are right next door.

Gene McNair: I'm here to represent my father who owns 871 Linton Road. He is currently in a nursing home and may never see his home again. It's looking pretty different. Back in the beginning of time, he owned that entire corner on the lakefront when he sold that acre of land to Rory. The purpose was to provide him with access to the lake. I don't know if that's in the contract. I do know that was the handshake agreement at the time that plot of land was sold for Rory.

Vercher: This doesn't have lake access. Have you seen where this is?

McNair: No. We received a notice on Thursday and thought we would come down to see where this is. It appears that this piece of land is not near the lake.

Reyenga called for additional public comment.

Vercher made a motion to approve BP-11-24 as submitted. Kauffer seconded that motion.

A roll call vote was held and the motion carried unanimously.

2. BP-9-24 – The application of Keith Christy, requesting a Zoning Amendment for a tract of land being 12.401 acres, more or less, located in Section 16, Township 19 North, Range 13 West, from R-A (Residential Agriculture) to B-2 (Neighborhood Business), Bossier Parish, Louisiana for future commercial purposes. (located north of Linton Road, east of Palmetto Road) (Police Jury District 8)

Jeff Raley: I'm here representing Dr. Christy, trying to get this from R-A to B-1 for transitional business types. He wants to start marketing the property.

Vercher: Do you have a buyer?

Raley: No.

Vercher: I just want to read the uses that are allowed; accessory uses, antique store, art gallery and museum, bookstores, ceramic shop, church including the parish house, education building, distribution service, electric substation, fire station, floor shop, gift shop, interior decorating shop library or reading room, lawn or finance offices, nursery which is the daycare or kindergarten, a nursing home, office, a parking lot, park or playground, a picture frame shop, pipeline of electrical transmission radio or television broadcasting studios, but not including the transmitter, railroad right of way, rooming house or boarding house, studio for professional work or teaching in the form of the fine art photography, music, drama, dance, and health club, telephone exchange, but not including administrative offices shops or garages, water or sewer pumping station and water storage. Before, you talked about B-2 and we weren't real happy with that.

Raley: He thinking more like a real estate office, flower shop or barber shop. Neighborhood oriented.

Reynga: In other words, no liquor stores.

Raley: Right, no drive thru's. More 8-5 businesses.

Reynga: The Special Exception uses could be a dental office.

Reynga called for additional public comment.

Mark Sanford: I live at 306 Old Palmetto Rd. I have three concerns one being drainage. I'm on the low end. You also said health club, does that mean 24 hours? I wouldn't want anything 24hours next to us.

Vercher: When we met last time, they were requesting a B-2, which is a totally different list.

Sanford: Access, does that come in off of Palmetto Rd. or Linton Rd.?

Vercher: Those are parish roads and would up to the Parish Engineer and the Police Jury.

Reyenga: They will have to be careful about that area on Linton. Its difficult to see when coming out of there.

Sanford: These are the concerns that come to mind. I believe dental offices and medical offices are reasonable.

Vercher: Sounds like it's similar to what's across the Bayou.

Reyenga: Similar to what's on Kingston.

Vercher: That area is not an easy place to maneuver. With that being said, would you like to respond?

Raley: The drainage plan will have to be approved by the Parish Engineer. I don't imagine they will allow us to have access to Linton Rd. It's too close to Palmetto Rd.

Vercher: Carlotta what about hours of operation?

Askew-Brown: 24 hour operation is not allowed.

Vercher: What is allowed?

Askew-Brown: They can be open to midnight.

Vercher: But we are not talking about site plans tonight, only zoning.

Reyenga: It will go to the Police Jury after this.

Askew-Brown: They will need to contact the Parish Clerk to confirm.

Reyenga: This is just in case you want to voice your concern at the Police Jury Meeting.

Allen Plavny: My property is on Alerion Circle. Right now, I can look out my backyard and I see the beautiful field. Now I will have to look out there and see a business. So we've heard what's allowed. Health clubs can be 24hrs. Is this going to be allowed?

Vercher: No.

Plavny: Is there any stipulation that they would have to put up a fence, so I don't have to look at it?

Vercher: When they submit the planned unit development, we will look at landscaping, screening, trees, and parking so it's not like you will be looking at the back of a building.

Plavny: I really don't want to look at buildings.

Vercher: We agree with you. We've had other cases that have come through that we have required the same as what we've told you. It's all a part of the site plan approval process.

Plavny: If the drainage is not done right, I will get more water than I'm already getting off of the highway.

Reyenga: I would think the Parish Engineers would be involved with that.

Askew-Brown: And just a minor correction because I was referencing the B-2, B-1 has to be closed by 7:00pm.

Plavny: So when they building the parking lot up, are they going to install lighting so the whole thing is lit up?

Askw-Brown: We discourage exterior lighting.

Plavny: Right now, I can see the lights from the other development and it's a mile and a half away.

Reyenga: It has to come back before us and you are invited to that.

Molly Gray: I live at 2514 Aileron Circle, next to Adam Plavny. Our property backs up to the property in question. We also have the pond that is in the center of all that poor drainage. Every time we have rain, which the Parish Engineer has heard from us numerous times, our whole backyard floods. Anything that adds to that is just going to make it worse. And like I said, the engineer has been out to our property and looked at the existing drainage several times and says it's all natural, which it is not. Someone has cut a ditch through Mark's property to help relieve his flooding, so that's not natural. All of the drainage comes through our backyard. The EPA would have a fit if you drain the pond, it's like a natural wetland. It has been there since before Rory was around. Anyway, the drainage to us is a big thing. The other thing is the back half of that property, or that pond is on that property in question. If they wanted to utilize that property, they would have to clear the trees and do something about the drainage. The other thing is we've been here over 20 years and don't want a business behind our property of any kind. So, if my vote counts for anything, it's a no.

Reyenga: Do you want to explain about the pond?

Raley: We don't have one designed yet. This will all have to approved through the Parish Engineers office. There was always going to be a privacy fence between the B-1 and residential and we will have at a minimum, a 25' buffer between the B-1 and the houses. That will all be taken into consideration.

Vercher: We are not zoning anything in the subdivision.

Gray: So there will not be anything right in there?

Reyenga: The pond property is not a part of the request for the zoning change.

Roy Hicks: My name is Roy Hicks. I live at 297 Linton Rd. I own all the property to the west of that. I understand everybody has concerns with the flooding and everything else, but I know Jeff Raley, and I know Eric Hudson is going to make sure that when they design this, that they're going to put a retention pond in there that's going to suffice and hold everything in there. I also don't think the lighting or the fencing will be a problem because I back up to Cypress Baptist right now and there's no fence on the property so I don't think the lighting is going to be an issue either. As long as Jeff was involved in it, and the Parish Engineers involved, I don't see a problem with it. I think it's a good idea. And I agree, I don't think they're ever going to allow them to have the access coming down on Palmetto. It's to close right there.

Mark Sanford: I live at 306 Palmetto. I want to be on record that we have a drainage issue. It's not just natural.

Vercher: We appreciate your input.

Sanford: I have no intention on trying to block Mr. Christy. We are just concerned.

Vercher: We were concerned last month because it was B-2, but they compromised.

Reyenga: They are always looking at Flat River, correct?

Raley: That's right.

Reyenga: That's at the west end of Middlebrooks property. And I know there will be a dentition area for sure. We are not for flooding anybody. We are just taking care of the zoning.

Raley: The Parish Engineer will make sure that doesn't happen.

Vercher: Carlotta, what are the operating hours of a B-1?

Askew-Brown – 7am -7pm

Ruth Bricken and I live on Aileron Circle. I don't back up to this property but I travel there all the time. There is a lot traffic at 7am. Between the high school and the traveling back and forth.. who looks at that?

Askew-Brown: It has to be complete during school.

Vercher: I am a civil engineer and Eric is a licensed engineer as well. They do not perform traffic counts in the summer, they need to do it here and when school is in, and they look at it for 24-hour period, usually at least five days a week, including weekends. So they will use a whole week to go out and count cars. Eric was aware of it as well, when we talked with Jeff about it. They had already talked about needing a traffic study, when they widened it to improve Linton road. They have already looked at sight distance problems or sight distance issues, when they placed the driveway in place. We don't enforce traffic study but I'm sure the Parish Engineer is looking into it.

Bricken: I just wanted to mention it.

Vercher: It's very important. It came up in the preliminary last month.

Reyenga: I'm sure the connection to Crouch will take some of that traffic off of there because it is heavily traveled.

Alan Plavny: They are asking for a B-1. They can't go changing it in the future?

Vercher: We would have another hearing, just like this one.

Reyenga: B-2 includes too much.

Kauffer made a motion to move BP-9-24 as submitted.

Vercher seconded that motion.

A roll call vote was held and the motion carried unanimously.

3. T-2-24 – The application of Thomas J. Foshee III, Green Tree Ventures 2 LLC, requesting Final Plat Pre-Construction Layout approval for Lost River Estates South Unit No. 2, being 19.147 acres, more or less, located in Section 5, Township 19 North, Range 13 West, Benton, Louisiana. (Located immediately west of Palmetto Road, south of Lost River Estates South Unit 1) (Town Council District 5) (Police Jury District 3)

Michael Kelsch, Raley and Associates: It's been a few months but we have produced the constriction plans and we are ready to move forward. No changes.

Askew-Brown: There have been some changes to the alignment to the proposed lots that about the lots in unit 1.

Kelsch: We shifted the lots that back up Lost River Estates South Unit 1, to make sure these lot lines align with those and we made those changes.

Vercher: What else do we have?

Askew-Brown: Just some general discussion about eliminating access off Palmetto Rd. That would be something that would either need to be added to the plat or to the covenants.

Vercher: That reminds me. There is a lot that comes off of Palmetto Rd., like a lot 1000 and didn't have anything on it. What is that?

Kelsch: That's an existing drainage ditch that brings water from Palmetto road through the property, and so it's going to be a lot 2000, just for drainage.

Reyenga: Is this the last unit of Lost River?

Askew-Brown: It will be the last.

Kelsch: Possibly the last. Kenny O'Briant owns some property but it's not a part of this subdivision.

Reyenga call for additional comment from the board and the public.

Alderman Wayne Cathcart: When they built the north end of the development, they had a construction access. And that has turned out to be a godsend. Number one, because it relieves a lot of the traffic in the main entrance. When you're talking about trying to get out to go to school in the morning, or school buses or whatever, a good half or more of the existing homes, exit or enter through the northern construction entrance which is now a paved road. What I am confused about is, that if we're talking about building some additional 40 something homes, why are we not talking about a construction entrance on the south end? This additional development, whether or not it ever turns into a street, at least you're not bringing all those construction vehicles and cement trucks and all the other construction trucks. So I wish, as a commission, that you would look at it. If you've not been down there, there is an entrance now. So, I would ask that that Commission consider giving us a break in the main entrance of this subdivision and not have all this construction traffic come through the main entrance to get to these 38 homes. So that would be my request that you should give serious consideration to requiring that there be a construction entrance established on the southern end until these 38 homes are completed.

Vercher: I don't know if this Board has the authority. We can make a recommendation to the Police Jury and the Town. It does need to include the Parish because that is their road.

Kelsch: We have no issue with using lot 18 as a construction entrance to building the streets drainage, water and sewer as long as Eric and the Parish would allow it. It would not become another permanent access to Palmetto Rd.

Vercher: We are recommending another entrance, but he is offering to use lot 18 for a construction entrance.

Cathcart: To what level of construction? Are we talking about, just until the streets get in? Are we talking until the homes are completed and all the concrete is poured?

Kelsch: I can talk to the developer. Maybe we can possibly leave 18 and make that the last lot to be built on and then that way, they could build everything else.

Reyenga: When did the construction entrance become a permanent road?

Cathcart: It was a construction entrance and then the developer agreed to make it a road.

Kelsch: So we shifted it. As a part of the original master plan, it was always set to be a secondary access and we shifted it up to line up with Reyenga.

Cathcart: It was a great idea.

Reyenga: So Michael, you're going to bring that up?

Kelsch: Yes.

Cathcart: When can I expect to hear about whether or not this comes to fruition?

Vercher: The Mayor may want to speak to that but it will be contingent on the Town.

Royce Collins: I'm at 200 Sam Wilson, directly across the street from this road we're talking about. I understand the point he's making but also that temporary construction entrance is now permanent and we don't want a permanent entrance there. When Matt Lock owned this property, I was the third resident in that subdivision, there was not supposed to be but one entrance. To say that it's not going to be permanent, is disingenuous. I understand his point... all the people coming into the residence, you want a nice subdivision where everything is kept nice. I want to make sure that there is a drop dead, no, you're not going any further here.

Vercher: It's been platted as a lot to sell. I think they will want to sell that lot.

Collins: It's just odd, the last time I spoke with you, was the last time I got a notice. I just don't believe everything is a perfect world.

Reyenga: I will follow up on that.

Kelsch: You might not have received a notice because you are not within 300'. He lives on the south side and everything else was on the north.

Citizen name undetermined: I'm familiar with the entrance because it is right behind my house. Will this unit pay the same HOA dues?

Kelsch: Yes.

Citizen name undetermined: We have kids driving golf carts. At 38 homes, that's an additional 2 cars per household. You don't want to hit a kid. My opinion, it would be good to have another access.

Kelsch: As far as the traffic, we are just following the PUD. There has always been two accesses. The Parish is never going to allow a 3rd access on Palmetto. It may even cause more problem on Palmetto.

Vercher made a motion to move T-2-24 as submitted with the recommendation that the designer work with the Town and Parish to see if a temporary access drive is possible.

Nuckolls seconded that motion.

A roll call vote was held and the motion carried unanimously.

PRELIMINARY HEARINGS

4. T-3-24 – The application of Jake Overton, requesting a Zoning Amendment for a tract of land being 8.5 acres, more or less, located in Section 29, Township 20, Range 13, from R-A (Residential Agriculture) to B-3 (Community and Central Business District), Benton, Louisiana for future self-storage facility. (Located north of 5th St., west of Montgomery Lane) (Police Jury District 4) (Town Council District 2)

Micha Duffy representing Jake Overton with Northwest Louisiana investment properties. The request is to rezone an eight and a half acre piece of property on the north side of Fifth Street. Just west of Montgomery from RA to B-3. The use will be proposed storage units. Storage units will be a combination of your typical building with single accessible units. They want to have some parking for cars, trailers, boats and RV's. Some aren't covered, some will be covered. The hours of operation will be whatever B-3 allows but I think the owner is thinking maybe 6am to 9pm. The site will have security cameras, and a representative will drive through at least once a day. They will make sure the gates operating correctly. Dumpster will be on site. This site is going to be considered a planned unit development. At the appropriate time, we would request the platting into one lot. The site plan represents a layout that includes the required buffers, I think we have 40 feet on both sides. I think the traffic flow is easy to navigate for all the users and access will be from La 162. I've looked at drainage, I can see that a lot of drainage just coming from the east through the property. I call it a draw... it's just kind of a low area that meanders through there. And the drainage ends up getting out and exits the north side. To the west of us has been ditch and it was brought up with the Mayor and the Town Engineer in the pre

development meaning that pretty much with any significant rain, the ditches are full. They requested that we do detention and I believe that we're going to have enough room in those buffers to do detention. I wish we could leave some of the trees in that buffer to have some screening but I just think we're going to need that for detention. I have a question, when the drainage leaves the site, it kind of goes in a northwesterly direction, and it eventually makes its way to that ditch, it would make a better design if we could go to due west and to get into that ditch after our detention pond. But I think it would make a better design and would give us a little bit more depth as we go west. Otherwise, I think I'm going to have to pick up the site quite a bit to make sure that water can get from the west, through the property, through to the detention pond. We don't have enough room for detention looking at LIDAR contours. We don't have ground contours. When you get into the weeds of it, you have a real topographic survey and you can really see those elevations. If I see that we don't have enough room we'll start shrinking the impervious. If you look, we have pushed those buildings out to the right of that buffer line just inside that buffer line. And by that I mean that 40 foot landscape buffer. He proposed that we put all the lighting towards the inside, to minimize... I don't think we can totally eliminate the light that's going to be on the neighboring properties but I think he's got a good idea to kind of bring it all to the interior location. I haven't decided whether I'll put it on the right or the left literally, once you come through the gate. I just want to make sure that traffic circulates properly. I kind of touched on screening there for a minute. We'll do a six foot fence which I believe is the minimum that we need. We will verify that the Carlotta. Signage will be whatever is allowed by the B-3 code. I've seen those bright LEDs. I'm going to discourage that and make sure that whatever's out there is not so bright.

Vercher: You are right between two residential homes and there will be a long commercial driveway going between those houses. I assume you're going to have to have your electronic gate way to the back when you come off the state highway. You got to pull your camper or trailer to be able to get totally out of the ROW. How are you going to have a big-lighted sign right there in someone's front yard?

Duffy: Maybe it won't be lighted. I definitely think there should be signage so they don't pull into someone else's drive.

Vercher: It's very tight. You are not buying any of those homes. You're creating an alley between those two houses. How much fill will you bring in?

Duffy: I've only looked at LIDAR. I have not put a number to it yet. It will be significant. It's not in a flood zone.

Vercher: Even if you are not in a flood zone, you still will need positive drainage to get out of there.

Duffy: Because its L-Shaped, I feel like there will be a turtleback. Once we go west, it will turtle back...everything will shed outwardly. I'm going have to take that drainage around and through ... I've got a pipe drawn right now, but it may end up being an open ditch right through there. And it may all work together, you know, you'll get some volume out of whatever ends up going there.

Vercher: You do realize that there will have to be some greenery so that the residents are not looking at these buildings... break up the silhouette. What I've always seen, the biggest problem with these buildings is where you slip the roof, how much water you pour, behind you, or in front of you. That's just more water than building your open ditch.

Duffy: It has to all be accounted for.

Vercher: Its seems to come off the roof really fast.

Duffy: Let's say because of grading because of detention needs whatever the case, we may have to clear the whole site, is the fence at the property line? In other words, does the fence have to be right on the property line with whatever landscaping and then the building or paving?

Vercher: That's between you and the adjacent owner.

Duffy: Where the buildings are on the buffer line. Can the building itself be considered screening?

Vercher: The screening is to not see the building.

Duffy: Had to ask.

Vercher: I think 40 is more than required, so you have something to work with.

Duffy: If I can get some depth, I will have something to work with.

Vercher: Consider subsurface.

Duffy: Don't know if I can get the volume that way.

Reyenga: Its definitely a low piece a land, especially down Montgomery.

Duffy: When studying the LIDAR contours, I'm pretty confident that anything west of Montgomery, is going east through the subdivision.

Vercher: Have you walked back there?

Duffy: I haven't walked it on the property. The last big rain, I probably came out about two hours after the peak, it was still moving. I've got pictures of every culvert right there with my finger doing like this, you know, which way is it going. So there's definitely a breaking point over there. Most of it is going north and west with a little bit coming to that ditch. I've shared this package with DOT, you may have already done that. Jim Hollier and I are discussing geometry of the driveway and everything.

Reyenga: McKenize Place is too low and down Montgomery is low.

Vercher: You mentioned that you've already had a meeting with the Town.

Duffy: Yes a pre-development meeting. For the next meeting, do you feel like what's been presented here is sufficient?

Vercher: Yeah, we just have to see who shows up.

Reyenga: Personally, I think everyone within 300' will be here.

Reyenga: B-3, if the storage didn't pan out. What does B-3 include?

Askew-Brown - I'll just read off a couple of them. A miniature golf course, animal clinic, a pharmacy, appliance store, automobile truck maintenance repair, carwash bait store, bakery, bank, barber shop, boat sales, bowling alley, dental lab, creamery correctional detention panel institution, health club, hobby store, post office, recreational center, RV shop, Hotel, Motel, just to name a few.

Alderman Ronald Jones: I believe the other storage facility we have in the Town is a B-2.

Mayor Shelly Horton: We did have a pre-development meeting and we expressed all of our concerns including drainage. If you look behind it, the Town of Benton has a piece of property designated as a wetland. It's incredibly wet there. The people on 5th street already have drainage problems already. The fact that this is going to set right in the middle of residential is a concern. We explained all of this in the pre-development meeting. Drainage being, that if you build this up, all the roof and slab displacement is going to push water elsewhere. We already have a useless piece of property behind it. It was designated as a wetland that the Town has already sunk some money into. We have some concerns and just wanted them to be a part of the

record, I'm sure that it will receive a lot of opposition from the people that live around it. It seems like we are still out to lunch on the drainage. This is very wet property.

Pat Doane: We have an approved Future Land Use Plan that shows this to remain residential except for a small strip of commercial along the highway. When you get deeper than that one lot, you are in low density residential from your future planning. It was intended to remain residential because it's surrounded by residential and it's not the kind of property that could be developed easily for commercial. What we're contemplating here for a B-3 is changing this, not just for residential, to low intensity commercial, we're talking about the very highest intensity commercial you can go before you get to industrial. I think it would be appropriate, if that is considered, that you also look at the future land use plan and figure out what else you want to do with all that land around there. You've got more undeveloped land, or would you consider going with industrial or high intensity for those areas. But this is so contrary to what's on the future land use plan, I think you would have to look at the future land use plan for an amendment if you contemplated changing it. The only other alternative I can think of legally would be to concurrently do a zoning and a planned unit development. And certainly, until you've got it nailed down exactly what's going to be in there. At least if it's a PUD it's not totally inconsistent with the future land use. But if you change that zoning, it is very inconsistent with future land use.

Reyenga: That's what I thought.

Mayor Horton: Before this was presented, there's been two different developers that tried to develop this for a subdivision. They couldn't make the numbers work and scrapped their plans. This is not the first development that has been brought to us on this piece of property.

Vercher: Was that piece originally for access to a subdivision to the back?

Mayor Horton: I cannot answer that.

Reyenga: This is similar to old Palmetto.

Mayor Horton: Cummings did that in the 50's.

Duffy: I would be interested in looking at the future land use plan. Sounds like it's a tough area. I will talk to my clients see if they're interested in taking maybe a 30,000 foot look and see if we can solve some of the issues around there.

Reyenga: I think you should look at the land use before.

Vercher: I know this is very preliminary. I know you just drew some boxes and you're looking at things you'd like to plan on. I have trouble actually trying to maneuver through here trying to get my trailer and camper back there to the vehicle parking. Of course you know we'll have to have the Fire Chief weigh in on how he can weave in and out there. I have a lot of trouble just seeing how people are going to turn in and out of there between these two houses and it not disrupt everybody's life on either side. I'm trying to envision it but I don't see it. However, we make recommendations. We are here to move you forward to a public hearing.

Reyenga called for additional comments.

Vercher made a motion to set T-3-24 up for a public hearing.

Kauffer seconded that motion.

The motion carried with 3 yays and 1 nay.

Vercher: Yes

Kauffer: Yes

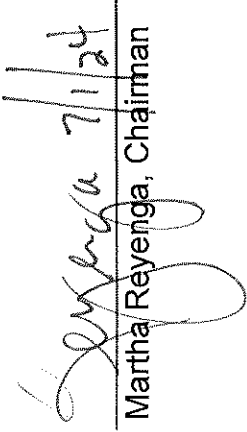
Reyenga: No

Nuckolls: Yes

(H) REGULAR MEETING

1. Approval of Minutes
 - a. April 1, 2024
 - i. Motion by Nuckolls
 - ii. Second by Vercher
 1. A roll call vote was held and the motion carried unanimously.
2. Old Business
 - a. Reyenga reminded the Board of their required ethics training.
3. New Business
 - a. Carlotta discussed the Shockley Rd. violation.
4. Adjourn

Meeting adjourned at 7.41pm.



Martha Reyenga, Chairman