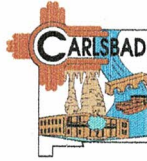


MINUTES OF THE REGULAR MEETING OF THE

**City of Carlsbad
Planning & Zoning Commission**

Monday, April 3, 2023 at 5:00 p.m.

**Meeting Held in the Janell Whitlock Municipal Complex Council Chambers
114 S. Halagueno St.**



CITY OF CARLSBAD
CARLSBAD, NEW MEXICO

PLANNING AND ZONING COMMISSION

Monday, April 3, 2023 at 5:00 PM
Janell Whitlock Municipal Complex Council Chambers
114 S. Halagueno Street
GoToMeeting ID: 537-022-653
US Phone: (646) 749-3122 Access Code: 537-022-653

1. Roll call of voting members and determination of quorum
2. Approval of Agenda
3. Approval of Minutes from the Meeting held March 6, 2023
4. Remove from Table a consideration of a recommendation to the City Council regarding a request for a Zoning Change from "R-R" Rural Residential District to "C-2" Commercial 2 District for an approximately 2.964 acre property located at 2013 San Jose Blvd.
5. Consider a recommendation to the City Council regarding a request for a Zoning Change from "R-R" Rural Residential District to "C-2" Commercial 2 District for an approximately 2.964 acre property located at 2013 San Jose Blvd., legally described as Tract 4, Old Rose Farm #3 Subdivision
6. Consider a request for a Conditional Use Permit to allow a Home Occupation – Mobile Spray Tan Business to be located at 320 L St., zoned "R-1" Residential 1 District zoning.
7. Consider approval of a Preliminary Plat for the Lara Family Estate, subdividing an approximately 161 acre tract into five separate properties, located outside the Carlsbad City Boundary.
8. Consider a request from the property owner at 2618 Iowa St. for the City to Vacate approximately 0.25 acres of public right-of-way, located between Iowa St. and Utah St.
9. Consider a request for a Variance for the property located at 312 Wheat Ct. to reduce the rear setback from the required ten (10) feet to five (5) feet, zoned "R-1" Residential 1 District.

10. Consider a recommendation to City Council regarding a request for a Zoning Change from "R-1" Residential 1 District to "C-2" Commercial 2 District for an approximately 0.76 acre property located at 206 E. Rose St., legally described as Lot 2, Block 2, South Y subdivision.
11. Consider a recommendation to the City Council regarding a request for a Zoning Change from "R-2" Residential 2 District to "C-2" Commercial 2 District for an approximately 0.35 acre property located at 502 N. Sixth St., legal description attached.
12. Consider a recommendation to the City Council regarding a request for a Zoning Change from "R-2" Residential 2 District to "C-2" Commercial 2 District for an approximately 0.18 acre property located at 510 N. Sixth St., legal description attached.
13. Report regarding Summary Review Subdivisions
14. Adjourn



FOR INFORMATION ONLY

Agendas and Planning and Zoning Commission meeting minutes are available on the City web site:

cityofcarlsbadnm.com

or may be viewed in the Office of the City Clerk or at the Carlsbad Public Library during normal and regular business hours

PLANNING AND ZONING COMMISSION MEETING SCHEDULE

- Regular meeting – Monday, May 1, 2023 at 5:00 p.m.

If you require hearing interpreter, language interpreters or auxiliary aids in order to attend and participate in the above meeting, please contact the City Administrator's office at (575) 887-1191 at least 48 hours prior to the scheduled meeting time.

**MINUTES OF A REGULAR MEETING OF THE CITY OF CARLSBAD PLANNING &
ZONING COMMISSION HELD IN THE JANELL WHITLOCK MUNICIPAL COMPLEX
COUNCIL CHAMBERS,
114 S. HALAGUENO STREET, APRIL 3, 2023 AT 5:00 P.M.**

VOTING MEMBERS PRESENT:

**BRAD NESSER
TRENT CORNUM
LINDA WILSON**

**COMMISSIONER (VIA PHONE)
COMMISSIONER
COMMISSIONER**

VOTING MEMBERS ABSENT:

**JAMES MCCORMICK
VALERIE BRANSON**

**CHAIRPERSON
COMMISSIONER**

EX-OFFICIO MEMBERS PRESENT:

JEFF PATTERSON

PLANNING DIRECTOR

SECRETARY PRESENT:

JENNIFER CAMPOS

**PLANNING AND REGULATION
DEPARTMENT EXECUTIVE SECRETARY
PLANNING AND REGUALTION
DEPARTMENT SECRETARY**

VANESSA ORNELAS

OTHERS PRESENT:

**BRENDA HARRIS
FELIPE LUCERO
MAURENN AMADOR
PATRICIA GREEN
MARVIN JONES
JOANN CLICK
JOSE PINA
TIM THOMPSON
SAMANTHA FLACO
JOHN BOWEN
PATRICIA F. BALDERRAMA
NATHAN MCGEE
PATRICK DYER
SHARON WESTON
JESSE W. LAMAN
SAL REY SALCIDO
EDDIE HERNANDEZ**

**320 L ST.
502 N 6TH ST.
815 COUNTRYSIDE PL.
2622 IOWA ST.
2622 IOWA ST.
4207 JONES ST.
206 ROSE ST.
312 WHEAT CT.
213 E. ROSE ST.

204 S 10TH ST.
204 S 10TH ST.
1422 PASEO DE PERALTA
2013 SAN JOSE BLVD.
1419 EAGLE AVE.
3207 OLD CAVERN HWY.
505 N. 6TH ST.**

Time Stamps and headings below correspond to recording of meeting and the recording is hereby made a part of the official record.

0:00:02 Start Recording [5:00:15 PM]

0:00:04 **1. Roll call of Voting Members and Determination of Quorum**

Roll was called, confirming the presence of a quorum of commission members. The following members were present— **Mr. Nesser, Mr. Cornum, Ms. Wilson.** Absent—**Mr. McCormick, Ms. Branson.**

0:00:32 **2. Approval of Agenda**

Ms. Wilson made a motion to approve the Agenda; **Mr. Nesser** seconded the motion. The vote was as follows: **Yes--Mr. Nesser, Mr. Cornum, Ms. Wilson.** No—None. Absent—**Mr. McCormick, Ms. Branson.** Abstained—None. The motion carried.

0:01:19 **3. Approval of Minutes from the Meeting held March 6, 2023**

Ms. Wilson made a motion to approve the Minutes from the regular meeting held on March 6, 2023; **Mr. Nesser** seconded the motion. The vote was as follows: **Yes--Mr. Nesser, Mr. Cornum, Ms. Wilson.** No—None. Absent— **Mr. McCormick, Ms. Branson.** Abstained—None. The motion carried.

0:01:58 **4. Remove from Table a consideration of a recommendation to the City Council regarding a request for a Zoning Change from “R-R” Rural Residential District to “C-2” Commercial 2 District for an approximately 2.964 acre property located at 2013 San Jose Blvd.**

Ms. Wilson made a motion to remove from table; **Mr. Nesser** seconded the motion. The vote was as follows: **Yes--Mr. Nesser, Mr. Cornum, Ms. Wilson.** No—None. Absent— **Mr. McCormick, Ms. Branson.** Abstained—None. The motion carried.

0:02:59 **5. Consider a recommendation to the City Council regarding a request for a Zoning Change from “R-R” Rural Residential District to “C-2” Commercial 2 District for an approximately 2.964 are property located at 2013 San Jose Blvd., legally described as Tract 4, Old Rose Farm #3 Subdivision.**

The applicant, **Patrick Dyer**, comes to the podium. **Mr. Patterson** explains that this request is to change the zoning from “R-R” Rural Residential District to “C-2” Commercial 2 District for approximately 2.964 acres, located at 2013 San Jose Blvd., legally described as Tract 4, Old Rose Farm #3 Subdivision. **Mr. Patterson** states upon review of the request, the applicant is wanting the Zoning Change to better fit the use of the property. It will not create a spot zone. The Planning Dept. recommends approval of this request. **Mr. Dyer** states that PMS is proposing to expand its facility by approximately 3500 square feet to fit the needs and services of the folks within the community. The project will include installations of 8 exam rooms medical areas for staff, as well as some minor improvements for parking. Floor opened for public comment. There was none.

Ms. Wilson made a motion for approval; **Mr. Nesser** seconded the motion. The vote was as follows: **Yes--Mr. Nesser, Mr. Cornum, Ms. Wilson.** No—None. Absent— **Mr. McCormick, Ms. Branson.** Abstained—None. The motion carried.

0:7:40 **6. Consider a request for a Conditional Use Permit to allow a Home Occupation- Mobile Spray Tan Business to be located at 320 L St., zoned “R-1” Residential District zoning.**

The applicant, **Brenda Harris**, comes to the podium. **Mr. Patterson** explains this request is for a Conditional Use Permit to allow Home Occupation – Mobile Spray Tan Business. The applicant plans to park a mobile trailer that will house a mobile spray tan operation at her property at 320 L St. The applicant will travel to clients’ homes to offer spray tan services, and also plans to see clients at the subject property. The property only has approximately 37’ of street frontage and the applicant has indicated that the mobile trailer will need to be parked on the street in front of the property. Because of the unusual size and shape of the property, the applicant is unable to accommodate any off street parking for clients that come to the subject property for spray tan services. After review, the Planning staff recommends denial of this request. **Ms. Harris** states that the mobile trailer will park in the yard in front. **Mr. Cornum** asked what size is the mobile trailer and where was it going to be parked primarily. **Ms.**

Harris said it was an 8 ½ x 24 foot, and it basically takes up the front part of the yard. **Mr. Cornum** explained to **Mr. Nesser** that the trailer is parked on the grass area in the front to the right of the driveway. **Ms. Harris** said that a lot of the time it will be on the move instead of just sitting there. She also said that there will only be one client at time coming to her property. **Mr. Cornum** asked **Ms. Harris** if she had regular business hours. **Ms. Harris** said not at this time. She said this was an alternative for her to make money. She has a full time job, and she plans to work for the School systems and eventually have this as a side job on the weekends. Floor opened for public comment. There was none. **Mr. Nesser** asked if the trailer was parked parallel with the driveway. **Mr. Cornum** answered yes. **Mr. Nesser** asked how many customers will be going at one time, will it just the customer and the operator. **Ms. Harris** answered yes.

Ms. Wilson made a motion for approval; **Mr. Nesser** seconded the motion. The vote was as follows: Yes—**Mr. Nesser, Mr. Cornum, Ms. Wilson.** No—None. Absent—**Mr. McCormick, Ms. Branson.** Abstained—None. The motion carried.

0:14:59 **7. Consider approval of a Preliminary Plat for the Lara Family Estate, subdividing an approximately 161 acre tract into five separate properties, located outside the Carlsbad City Boundary.**

The applicant, **Jesse Laman**, comes to podium. **Mr. Patterson** explains this request is for the approval of a preliminary and final plat that will split the current +/- 161 acre property owned by Frankie Lara into five separate large tracts that are to be deeded to Mr. Lara's heirs as per his will. The attached subdivision plat shows that the access will be provided over BLM managed property per the access easement with the BLM, and from the George Shoup Relief Route from an ingress/egress access installed by the NMDOT to the north of the property. The five lots will have a 60' access easement across all new properties. There are currently no water or sewer services to note for this property. Approval of this request will allow for the creation of 5 new large tracts. The City's Planning Office has worked with Eddy County officials to address the access issues that are present for this property. The Eddy County Planner seems satisfied with the provided access as long as the ingress/egress point along the Relief Route is a permanent feature, and the road across the BLM property to the north of the subdivision that will be used for access is kept open. The Planning Dept. recommends approval of this request. **Mr. Laman** said that his sister was in charge of the property, but she passed away. Her executor was going to be her daughter then she suddenly passed away. So then basically he inherited the property and wants to get it all taken care of per his sisters wishes. Floor opened for public comment. There was none.

Ms. Wilson made a motion for approval; **Mr. Nesser** seconded the motion. The vote was as follows: Yes—**Mr. Nesser, Mr. Cornum, Ms. Wilson.** No—None. Absent—**Mr. McCormick, Ms. Branson.** Abstained—None. The motion carried.

0:19:17 **8. Consider a request from the property owner at 2618 Iowa St. for the City to Vacate approximately 0.25 acres of public right-of-way, located between Iowa St. and Utah St.**

The applicant, **Patricia Green**, comes to podium. **Mr. Patterson** states the applicant. Patricia Green, is requesting that the City vacate the alley to the east of 2618 Iowa St. This alley runs north-south between Iowa St. to the south and Utah St. to the north. The portion of this alley that the applicant wants vacated is approximately 0.253 acres (11,020 sq. ft.) in area, and about 290 linear feet in length and 37 feet wide. The City would need to verify if any City owned utilities are located within this alley, and other utility companies would need to sign off on this vacation as well. Based on internal review by City staff, the Planning Department recommends denial of this request. **Ms. Green** states that the alley north of her is already vacated and to the south she didn't know if it has been legally vacated but they have already put up a fence. This area has already become a traffic area where people are walking, looking to steal anything that they can and destroying anything. **Mr. Cornum** asked **Ms. Green** what was her address. **Ms. Green** said she owns the property at 2618 Iowa St. **Mr. Patterson** indicated her property was to the west of the right of way. **Ms. Wilson** said there are no utilities on it. **Mr. Patterson** states there are no City owned utilities but he couldn't speak for Electric or Gas Companies. Normally when the City

vacates right of way such like this you have to get concurrent sign off from the other Utility Companies. **Mr. Cornum** asked Ms. Green what plans she had to do to this property if vacated. **Ms. Green** said she wants to put up a fence so it would stop the traffic going through there. Right now people are using it as a dump site. **Ms. Balderrama** come to the podium and said that they have their house on the other side of the alley. She had property at 2619 Utah St., and her house is at 204 S. Tenth Street. She said they do have an Electric pole located in the alley. She's wanting to request that part of the alley. **Mr. Cornum** asked Ms. Balderrama if she was against it being vacated or for it being vacated. **Ms. Balderrama** responded she's for the vacation. **Mr. McGee** explains that he resides at 204 S. Tenth St. and he uses that right of way to get to his backyard and there's a power pole there. He's been talking to Ms. Green to see if they could split it where the line goes down 204 S. Tenth St. and get that half of the property. He's all for Ms. Green getting the rest of the property. He doesn't mind splitting it with the other neighbor but he needs time so he can move his gate otherwise they will no longer have access to get to their backyard. **Mr. Cornum** asked Mr. Patterson if it was City easement. **Mr. Patterson** said it was City right of way. If the City was to vacate this portion of the right of way then the property owners that are adjacent to it would be entitled to half of that alley, so it would be split into 5 sections. **Ms. Wilson** said that it was good idea for this request so it will stop all the traffic.

Ms. Wilson made a motion for approval; **Mr. Nesser** seconded the motion. The vote was as follows: **Yes—Mr. Nesser, Mr. Cornum, Ms. Wilson.** No—None. Absent—**Mr. McCormick, Ms. Branson.** Abstained—None. The motion carried.

0:26:53 **9. Consider a request for a Variance for the property at 312 Wheat Ct. to reduce the rear setback from the required then (10) feet to five (5) feet, zoned "R-1" Residential 1 District.**

The applicant, **Tim Thompson**, comes to the podium. **Mr. Patterson** explains this request is for Variance from Ord. 56-90(b) to allow a 5' rear setback as opposed to the minimum 10' rear setback for the property located at 312 Wheat Ct., zoned "R-1" Residential 1 District. He's wanting to place a prefab 18'x30' metal building within the minimum rear setback for this property. The applicant plans to place the metal building within 5' of the rear property line and 5' from the west property line. Looking at the property there's no public right of way or alley way behind it, the properties abut each other. Based on review of the application materials and other staff comments, the Planning Dept. recommends denial of this request. **Mr. Thompson** stated that he wants to get this shed and push it back just a little bit more so they can have space between the house and the metal building. There will not be any kind of plumbing or electrical. **Mr. Cornum** asked for clarification that he has 5 feet between his neighbor's house to the left and he wants 5 feet in the back. Floor opened for public comment. There was none. **Ms. Wilson** asked if there were any other sheds around his street. **Mr. Thompson** said not around him, but as you go down the other streets there are some that have 5 feet.

Ms. Wilson made a motion for approval; **Mr. Nesser** seconded the motion. The vote was as follows: **Yes—Mr. Nesser, Mr. Cornum, Ms. Wilson.** No—None. Absent—**Mr. McCormick, Ms. Branson.** Abstained—None. The motion carried.

0:30:21 **10. Consider a recommendation to City Council regarding a request for a Zoning Change from "R-1" Residential 1 District to "C-2" Commercial 2 District for an approximately 0.76 acre property located at 206 E. Rose St., legally described as Lot 2, Block 2, South Y subdivision.**

The applicant, **Jose Pina**, comes to the podium. **Mr. Patterson** explains this request is for a change of zoning from "R-1" Residential 1 District to "C-2" Commercial 2 District for approximately 0.76 acres, located at 206 E. Rose St., legally described as Lot 2, Block 2, South Y Subdivision. The subject property lies east of the intersection of Old Cavern Hwy., Yucca St., and E. Rose St. If you see on the map pages 90 and 91 the properties to the north & west are zoned "C-2" Commercial 2 District; the properties to the south & east are zoned "R-1" Residential 1 District. This will not create a spot zone. The use looks to be

residential in nature. Based on review of the application and staff comments, planning staff recommends approval of this request. **Mr. Pina** stated that they want to put up a metal building to store parts for this company. **Ms. Flaco** asked what is the company going to be storing there, is there going to be any changes or development of any type of business. They have two driveways one is facing Old Cavern Hwy. and the other is facing East Rose Street which is a dead end street. How are they going to be entering and exiting the property? **Mr. Pina** said that they are not going to have any trucking it's only going to be for parts. **Mr. Cornum** asked if it was going to be opened for business during the week. **Mr. Pina** said maybe. **Mr. Cornum** asked Mr. Patterson if the zone change is for the entire address of the property. **Mr. Patterson** said this would be a zone change so anything to be allowed in the "C-2" zoning would be allowed to go there, it's a heavier commercial and it allows more types of businesses. **Ms. Flaco** asked where she could get the documents on what's allowed in "C-2" zoning. **Mr. Patterson** said at the planning office he could provide that for her. **Ms. Flaco** asked if it was going to be used for storage. Would there be any fencing going up, or lights 24/7? Those are her concerns because she lives at 213 E. Rose. **Mr. Cornum** said those are really good questions and being that it could be "C-2" yes there could technically be commercial lighting and it does open the door for a lot more range on things to do. **Mr. Cornum** asked Mr. Pina if he could explain in more detail on what their plans are in regards to parking, fencing, and lighting. **Mr. Pina** said they want to do a metal building for tires and lights for the big trucks. **Mr. Cornum** asked if there's going to be any fencing up for privacy. **Mr. Patterson** stated that it would be required to put up for fencing and provide landscaping buffer between their property and the residential property. Any lights being installed will have to be pointed away from neighboring properties so they wouldn't obstruct the residential properties. That is in City requirements. **Ms. Flaco** asked if the fencing had to be chain link. **Mr. Patterson** said it has to be solid fencing. **Mr. Pina** said they can do whatever that is required to accommodate the residents and the ordinance. **Mr. Salcido** came to the podium and said that he lives 3207 Old Cavern Hwy. caddy corner to the property that's in question. His concern is what's going to be stored there, is it a parts place, is there going to be any chemicals stored? Is it going to be a work shop are they going to be hearing drills and air compressors, any types of noise to him it's not a really big concern, but he was curious. **Mr. Pina** said that it was not going to be a shop. **Mr. Salcido** said his concern is the lighting, because over on Rose Street when Mr. Brininstool purchased the property across the street and had it changed to "C-2", they had an issue with the lighting. It was lighting up his backyard and bedroom window and they took care of it with no problem. Those LED lights were over kill and where ever they are pointing it's disturbing and it hurt the eyes. Same as the Brewer store with their lights. It lit up his front yard. He went over there and talked to them and it took them a couple of weeks to take care of the problem. His concern is their going to have LED light then it's going to light up his front yard. **Mr. Pina** said whatever they have to do to accommodate everyone. **Mr. Cornum** stated to Mr. Salcido that when they change this property to "C-2" it does open the door to more commercial business and they can't restrict what goes on there. **Mr. Patterson** said they can't condition or restrict a zone change like that so whatever would be allowed in "C-2" would be allowed to locate here unless the zone would be changed again. Even though this current applicant says that they're going to do one thing if they sell the property or it has a new ownership they can do whatever is allowed in "C-2".

Ms. Wilson made a motion for approval; **Mr. Nesser** seconded the motion. The vote was as follows: **Yes—Mr. Nesser, Mr. Cornum, Ms. Wilson.** No—None. Absent—**Mr. McCormick, Ms. Branson.** Abstained—None. The motion carried.

0:41:57 **11. Consider a recommendation to the City Council regarding a request for a Zoning Change from "R-2" Residential 2 District to "C-2" Commercial 2 District for an approximately 0.35 acre property located at 502 N. Sixth St., legal description attached.**

The applicant's representative, **Felipe Lucero**, comes to the podium. **Mr. Patterson** explains this is a request for a change of zoning from "R-2" Residential 2 District to "C-2" Commercial 2 District for approximately 0.35 acres, located at 502 N. Sixth St. The properties to the north & east are zoned "R-2" Residential 2 District; the properties to the south & west are zoned "R-1" Residential 1 District. This will create a spot zone. Based on review of the application and staff comments, planning staff recommends

denial of this request. **Mr. Lucero** stated that the property owners own 502 and 510 N. Sixth Street. It has two shops that are separated. He said that he grew up on 408 N. Sixth St. just next to this property and for years this location was always an eyesore. **Mr. Lucero** said that he built a house behind the property that's next to the Women's Battered Shelter. It has always been a problem. It's been vacant. Other people have tried to do something and it hasn't succeeded. He understands that if there was a business that respects the neighborhood or noise, he is just trying to do tint and detailing there. He's renting the place right now and in the future he wants to purchase it. Everyone in the neighborhood can see that he's cleaned up the properties and because he knows to respect the neighborhood. **Mr. Hernandez** said that he lives across the street at 505 N. Sixth Street. He said that he's against it because if **Mr. Lucero** doesn't purchase it then something else can go there. His neighbor that lives next door is retired and disabled. There's the Women's Battered Shelter behind it and if they approve it then there's nothing that they can do to change it, anything is allowed. **Mr. Hernandez** said he's about to retire and he's been living at that house for almost 30 years. He'll have 2 years left then he'll retire and his wife is disabled. If **Mr. Lucero** said that he's going to be doing detailing and tinting, if he decides to move then an oilfield company can move their business to that location. **Mr. Hernandez** stated that a few years ago the City Council approved a mechanic shop there and the noise that was made at any time of the day was annoying and he doesn't want that noise in the neighborhood. It's a quiet neighborhood. They still have traffic with Hillcrest School, but if they change the zone to "C-2" then it'll be more noise and more traffic. **Mr. Lucero** said he understands if it changes hands and that's not what the plan is. He's in the process in purchasing the property right now and he's planning on keeping it and not trying to disrespect the neighbors and have all kinds of traffic with no big trucks in and out of there. He'll have a time to stop work at a reasonable hour. His parents live at 408 N. Sixth St., so he's not going to be making all kinds of noise. It seems to him that being vacant is more of a problem than being occupied by him and his business. It's been a problem before it being vacant and no one is taking care of the property. He is seeing weeds grow and living right next to the property is an eyesore and they're all affected by it. **Mr. Cornum** asked **Mr. Lucero** if his main intent is to have a window tint shop. **Mr. Lucero** said yes. **Mr. Cornum** asked if his business needs to fall under "C-2". **Mr. Patterson** said yes any kind of work like that falls under "C-2". **Ms. Wilson** stated her concern that there are no "C-2" properties along that street and it can limit to what people can do. The biggest concern is not you having it changed, it's the concern when you sell it and change ownership later on down the road they can do anything they want that's the bad part. **Mr. Lucero** said he understands and there were a couple of other commercial properties further down the street.

Mr. Nesser made a motion for denial; **Ms. Wilson** seconded the motion. The vote was as follows: Yes--**Mr. Nesser, Mr. Cornum, Ms. Wilson.** No—None. Absent—**Mr. McCormick, Ms. Branson.** Abstained—None. The motion for denial carried.

0:50:55 **12. Consider a recommendation to the City Council regarding a request for a Zoning Change from "R-2" Residential 2 District to "C-2" Commercial 2 District for an approximately 0.18 acre property located at 510 N. Sixth St., legal description attached.**

The applicant's representative, **Felipe Lucero**, comes to the podium. **Mr. Patterson** explains this request for a change of zoning from "R-2" Residential 2 District to "C-2" Commercial 2 District for approximately 0.35 acres, located at 502 N. Sixth St. The properties to the north & east are zoned "R-2" Residential 2 District; the properties to the south & west are zoned "R-1" Residential 1 District. This will create a spot zone. Based on review of the application and staff comments, planning staff recommends denial of this request. **Mr. Cornum** explained that this item was contingent to the item #11 just a different address with the exact same information.

Mr. Nesser made a motion for denial; **Ms. Wilson** seconded the motion. The vote was as follows: Yes--**Mr. Nesser, Mr. Cornum, Ms. Wilson.** No—None. Absent—**Mr. McCormick, Ms. Branson.** Abstained—None. The motion for denial carried.

0:52:50 **13. Report regarding Summary Review Subdivisions**


Mr. Patterson gave a report on the Summary Reviews. Nothing unusual was noted.

0:53:57 **14. Adjourn**

Ms. Wilson made a motion to Adjourn; **Mr. Nesser** seconded the motion. The vote was as follows: **Yes-- Mr. Nesser, Mr. Cornum, Ms. Wilson.** No— None. Absent—**Mr. McCormick, Ms. Branson.** Abstained—None. The motion carried.

The meeting was adjourned.

0:54:09 Stop Recording [5:54:24 PM]



Chairman

5-12-23
Date