

Cashiers Area Community Planning Council

Minutes

February 26, 2024

5:00 p.m.

Albert Carlton Community Library, Community Room

Members	Present	Absent	Members	Present	Absent	Members	Present	Absent
Daniel Fletcher	X		Sonia Morales	X		Dr. Douglas Homolka	X	
David Bond		X	Carole Stork	X		Judy Zachary		X
Glenn Ubertino	X							

Staff Present

Michael Poston- Planning Director
John Jeleniewski- Senior Planner
Anna Harkins- Planner I
Allison Kelley- Administrative Assistant III

Call to Order

Chairman Glenn Ubertino called the meeting to order at 5:07 p.m. and a quorum was present.

Additions to/Approval of the Agenda

Dr. Doug Homolka made a motion to approve the agenda as written. Carole Stork seconded the motion, and it carried unanimously.

New Business

a) **Architectural Design Review: New Canoe**

John Jeleniewski reminded the Council that this was not a special use hearing but a cosmetic administrative review to confirm that the applicants comply with the standards of the ordinance. Mr. Jeleniewski presented the staff report for project New Canoe Mixed Use by applicant New Canoe, LLC (Tim Green) located at Lot 2B Valley Road, Cashiers NC 28717; PIN: 7571-49-6041.

Project Summary: This proposed mixed use development will be located on a property of 1.34 acres and located off Valley Road, Cashiers and approximately 300 If Northwest of the Highway 107/Valley Road intersection. This property is located within the *Cashiers Commercial Area* and is in the *General Business District*. The owner/developer is going to maintain/improve the existing warehouse structure (1,152 s.f.) and construct two new structures; an additional storage/warehouse (1,188 s.f.) and a mixed-use structure with a retail showroom on the main level (1,224 s.f.) with a two-bedroom residential unit above (1,224 s.f.), for a grand total of 4,788 square feet. Access to the development will be from Valley Road which is an NCDOT road/right-of-way and a road (gravel) width of approximately 18'. Valley Road currently provides access to multiple residential and commercial properties. Site grading (cut and fill) will be minimal as the exiting topographic features of this property are flat. Water is provided by an on-site well and wastewater collection will be provided by TWSA. A concept site plan will be provided to the NCDOT for review and they will be coordinating their requirements for

encroachment or driveway connection permits. Fire protection will be provided by the Cashiers Fire Department.

Mr. Jeleniewski stated the next section in that report is the process and procedure found in the Unified Development Ordinance (UDO) for the design review by regulated districts. In addition, he stated he would not go over that as it is just why we are here, that is the setup.

Mr. Jeleniewski presented the following from the staff report:

Section 9.3.5 - Site and Building Design Standards.

Building Architecture:

(a) Building Architecture

- (i) Building design and architecture are critical components for quality development. Building and architecture design standards are intended to promote compatibility within a development and throughout the Cashiers Commercial Area, allow creativity and diversity of design, protect property values and neighborhood quality, and provide a safe and attractive environment for residents and visitors alike to uses in the community.

(b) Building Materials and Color.

(i) Materials.

- 1) All buildings shall be constructed of stone, exposed timber, fiber cement siding, wood siding, shingle siding, or other high-quality material, as approved by the Design Review Committee. No building shall be covered with sheet or corrugated metal or with vinyl siding.

The submitted architectural plans indicate that the proposed exterior siding material will be board on board wood siding. The siding materials will continue to a masonry foundation.

Mr. Jeleniewski presented the retail and residential building that is up front of the property. The retail on the first level and the residential above that, the architectural standards are board and batten, metal roof, accent and board and batten on the sides and the rear.

- 2) Exterior building materials shall be continued to finished grade of any elevation in accordance with minimum manufacture specifications.

The submitted architectural plans indicate that siding materials will continue to a masonry foundation/finished grade.

- 3) Cornices shall be constructed of brick, stone, wood, pre-cast concrete, or other high quality, long-lasting material.

The submitted plans indicate that the proposed building materials shown for accent cornices comply with this standard.

- 4) Architectural accent materials located above the roof line shall be constructed of brick, stone, wood, pre-cast concrete, architectural quality steel, fiber cement siding or other high quality, long-lasting material.

The submitted plans do not indicate accent materials above the roof line.

(ii) Colors.

- 1) Colors schemes used for the building shall be aesthetically integrate building elements together, relate separate (free-standing) buildings on the same lot or parcel to each other and be used to enhance the architectural form of the building.

The applicant has stated to Staff that the color schemes will match the existing structure and be historic whites, grays, browns or colors from a rustic color palette.

- 2) Exterior colors for new buildings and structures, including roofs, should be predominant colors of the historic Cashiers Summer resort traditions of historic whites, grays, browns, and colors on the rustic palette are recommended, along with white or black pronounced trim colors. Fluorescent colors shall be avoided.

The applicant has stated to Staff again that the color schemes will be historic whites, grays, browns and colors with the rustic palette.

3) All building projections, including, but not limited to chimneys, flues, vents, and gutters, shall match or complement in color the permanent color or the surface from which they project.

The applicant has stated that they will be using historic whites, grays, browns or colors from a rustic color palette.

(c) Building Massing and Configuration

(i) Building scale. Buildings shall be small in scale and shall not exceed 45 feet in height. Buildings located on steep areas shall conform to the hillside topography by stepping or staggering the mass of the proposed structure up or down the slope.

The submitted plans indicate that proposed building heights will not exceed 20 vertical feet. Mr. Jeleniewski presented a contour map and stated this property is relatively flat, there are no ridges or peaks. In addition the building height, they will not exceed the 45 feet requirement as both buildings are two stories in height.

(ii) Visibility. Buildings with visibility from the public right-of-way or public street or pedestrian walkway in the Cashiers Commercial District shall be designed with the following specific limitations:

a) Building masses shall maintain a balance of scale and proportion using design components which are harmonious to natural landforms and landscaping.

This structure will be constructed on property that is 1.34 acres in land area and flat with no landforms speak of.

b) Proposed structure shall not be sited atop peaks or silhouetted against the sky when viewed from any designated public right-of-way.

This structure will be constructed on a property that is 1.34 acres in land area and flat with no slopes or peaks.

c) Retaining walls visible from the valley floor shall not exceed ten feet in height as measured from grade at face to top of wall. Multiple "stepped" retaining walls whose total height exceeds ten feet must each be offset by at least six horizontal feet. Visible walls shall be colored and textured to complement the background land and vegetation.

Retaining walls are not proposed for this project.

(d) Building Facade Character

(i) Elements of articulation shall be employed on any building visible from the public right-of-way or public street or pedestrian walkway to reduce the apparent bulk and uniform appearance of large buildings, provide visual interest and variety, and reinforce local architecture.

(ii) Building scale. At least four of the following elements must comprise 50 percent of front façade length and at least two of the following elements must comprise 30 percent of any façade length fronting a major public street and/or parking lot:

(a) Trellises with vegetation.

(b) Balconies.

(c) Cornices.

(d) Covered porches.

(e) Roofline offsets.

(f) Doors.

(g) Window hoods.

(h) Transoms.

(i) Bulkheads.

(j) Awnings or canopies.

(k) Arcades.

(l) Arches.

(m) Outdoor patios.

(n) Planters or wing walls that incorporate landscape areas or places for sitting

(o) Ribs or columns.

(p) Changes in texture or masonry.

(q) Mansard Roofs or Parapet walls designed to meet the minimum requirements set forth of Section 9.3.5 (e) below.

(r) Shutters

The submitted architectural plans indicate that the proposed structure will include at least four of the elements listed. The above highlighted are the included elements within the architectural plans.

(iii) Windows. Front building facade must be comprised of a minimum of 30 percent window or glazed area.

The submitted architectural plans indicate that this structure will be in compliance with that ordinance standard.

1) All sides of the building shall include the articulation, materials, and design characteristics consistent with those on the primary front facade in terms of quality and detail, unless the public's view of the rear or side building elevation from the public right-of-way or private street or pedestrian walkway is blocked by intervening buildings, topography, a solid screen wall at least six feet high built using materials consistent with the building, or landscaping measured at least 15 feet in height and maturity.

The submitted architectural plans indicate that the structures will be in compliance with this ordinance standard.

(e) Roof Form and Articulation.

(i) The roof of any building shall be present a distinctive profile and add interest to larger buildings and complement the character of other buildings included on the same lot or parcel.

The submitted plans indicate that the existing and proposed structures on this property will complement each other in color and style.

1) Flat roof buildings.

a) The roof of any building with a flat roof shall include parapets to conceal the roof and roof-top equipment from public view. The average height of such parapets shall not exceed 15 percent of the height of the supporting wall, unless required for in Section 9.3.5 (f) Rooftop Equipment Screening, and such parapets shall not at any point exceed one-third of the height of the supporting wall.

Flat roofs are not proposed for the proposed structures.

b) Parapets used to conceal the roof and roof-top equipment for any building shall not extend a constant height for more than 100 feet in length.

Rooftop equipment is not proposed for this project.

1) Sloped roof buildings. The roof of any building with a sloped roof shall include the following to maintain proportional building architecture:

a) Overhanging eaves, extended no less than one foot past the supporting walls.

- b) Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to 5/12 pitch (5 inches of horizontal rise, 12 inches horizontal run). This would not apply to shed roofs are covered walkways.

The submitted architectural plans indicate that the proposed structure complies with this ordinance standard.

2) Additional requirements.

- a) Consistent with roof treatments, whether flat or sloping shall be provided on all sides of the building.

The submitted architectural plans indicate that this proposed structures complies with this ordinance standard, the applicant is proposing metal roof sheathing.

- b) The back side of all cornices, parapets, and roofline that are visible from an adjacent public right-of-way shall be finished with materials consistent with the associated building.

The submitted architectural plans indicate that the proposed structure complies with this ordinance standard.

(f) Rooftop Equipment Screening.

(i) Screen requirements. All rooftop mechanical equipment and vents greater than eight inches in diameter shall be:

- 1) Screened from the line of sight of public rights-of-way, private roads, parking lots, public sidewalks, greenways, and internal pedestrian ways except for instances where site topography precludes reasonable compliance with the minimum screening requirement;

Rooftop equipment is not proposed for this project.

- 2) Screened by either a parapet wall along the building edge or a freestanding screen wall on the roof of a material, color, and design architecturally compatible with the building, that is at least as high as the equipment and vents for which the screening is designed to hide.

Rooftop equipment is not proposed for this project.

(g) Franchise Architecture.

- (i) To maintain the unique character of the Cashiers District, buildings shall not be constructed or renovated using franchise architecture. Franchise or national chains may be permitted in the Cashiers District but must follow the standards of this section to create a building that is compatible with the Cashiers District.

Franchise Architecture is not proposed for this project.

(h) Architectural Unity.

- (i) All buildings within the same lot or parcel shall be architecturally unified. Architectural unity means that building shall be related and compatible in style, color, scheme, quality, and type of exterior building materials.

The existing and proposed structures for this project are architecturally unified in style, color, scheme, quality, and type of exterior building materials.

Comments:

These proposed mixed-use structures were reviewed applying the *Cashiers Commercial Area Ordinance*. This project will be required to meet or exceed the standards set forth in this ordinance and any other Jackson County ordinance that may apply.

Staff Recommendation: The *Architectural Design Standards* meet or exceed the regulations set forth in the *Cashiers Commercial Area Ordinance*. Staff recommends approval for the architectural plans regarding style, features and materials as presented.

Dr. Homolka stated this is a very low area, is there going to be adequate runoff in that area, will they be able to keep it dry? Mr. Jeleniewski stated the applicant has

submitted, and they already have erosion control permits and so they have already gone through that vetting on the stormwater control and that is not part of this review, but yes to answer your question.

Ms. Stork inquired if it was back on the lake, is it back on the water. Mr. Jeleniewski stated no, it's on Valley Road.

Mr. Ubertino inquired what the window glazing percentage was, and he knows the minimum is 30%. Mr. Jeleniewski stated no, he just looks for the minimum and he does not go through and get an exact.

Mr. Ubertino stated the building looks good and feels like it is going to fit with the other structures on that property but also structures that are nearby. Mr. Fletcher stated he agreed, and it is a good example of context and scale.

Doug Homolka made a motion to approve the New Canoe architectural plans regarding style, features and materials as presented. Daniel Fletcher seconded the motion, and it passed unanimously.

b) Architectural Design Review: TJ Bailey's

Mr. Jeleniewski presented the staff report for project TJ Baileys by applicant WLC JR, LLC (TJ Baileys/Lupoli Construction) located at 54 Marigold Street, Cashiers NC 28717; PIN: 7572-41-3431. He presented a map and showed the location of the structure that was across the parking lot where the old Tommy's restaurant use to be at 95 Hwy 107 S, Cashiers NC 28717.

Project Summary:

This proposed commercial structure will be located on a property of 0.26 acres at 54 Marigold Street, Cashiers and approximately 350 lf south of the Highway 107/U.S. 64 intersection. This property is located within the *Cashiers Commercial Area* and is in the *Village District*. The owner/developer is going to remove the existing structure via demolition and construct a new structure of 3,909 square feet. Access to the development will be from Marigold Street which is an NCDOT road/right-of-way and a road width of approximately 20'. Marigold Street currently provides access to multiple commercial properties. Site grading (cut and fill) will be minimal as the exiting topographic features of this property are flat. Water is provided by an on-site well and wastewater collection will be provided by TWSA. A concept site plan will be provided to the NCDOT for review and they will be coordinating their requirements with the project engineer of record (Larry A. Lackey, Jr., PE of CEtech Associates, PA) for encroachment or driveway connection permits. Fire protection will be provided by the Cashiers Fire Department.

Mr. Jeleniewski presented the following from the staff report:

Section 9.3.5 - Site and Building Design Standards.

Building Architecture:

(a) Building Architecture

(i) Building design and architecture are critical components for quality development. Building and architecture design standards are intended to promote compatibility within a development and throughout the Cashiers Commercial Area, allow creativity and diversity of design, protect property values and neighborhood quality, and provide a safe and attractive environment for residents and visitors alike to uses in the community.

(b) Building Materials and Color.

(i) Materials.

1) All buildings shall be constructed of stone, exposed timber, fiber cement siding, wood siding, shingle siding, or other high-quality material, as approved by the Design Review

Committee. No building shall be covered with sheet or corrugated metal or with vinyl siding.

The submitted architectural plans indicate that the proposed exterior siding material will be a mix of vertical and horizontal shiplap cement board siding. The siding materials will continue to a masonry foundation.

2) Exterior building materials shall be continued to finished grade of any elevation in accordance with minimum manufacture specifications.

The submitted architectural plans indicate that siding materials will continue to a masonry foundation/finished grade.

3) Cornices shall be constructed of brick, stone, wood, pre-cast concrete, or other high quality, long-lasting material.

The submitted plans indicate that the proposed building materials shown for accent cornices comply with this standard.

4) Architectural accent materials located above the roof line shall be constructed of brick, stone, wood, pre-case concrete, architectural quality steel, fiber cement siding or other high quality, long-lasting material.

The submitted plans do not indicate accent materials above the roofline.

(ii) Colors.

1) Color schemes used for buildings shall aesthetically integrate building elements together, relate separate (free-standing) buildings on the same lot or parcel to each other, and be used to enhance the architectural form of the building.

The applicant has submitted supporting information that the intended color for the body of the structure will be "Chelsea Gray" and the trim color will be "Dragon's Breath".

2) Exterior colors for new buildings and structures, including roofs, should be the predominant colors of the historic Cashiers Summer resort traditions, historic whites, grays, browns or colors from a rustic color palette are recommended, along with white or black pronounced trim colors. Fluorescent colors shall be avoided.

The applicant has submitted supporting information that the intended color for the body of the structure will be "Chelsea Gray" and the trim color will be "Dragon's Breath". The roofing material will be metal from a rustic color palette.

3) All building projections, including, but not limited to, chimneys, flues, vents, and gutters, shall match or complement the color of the permanent color of the surface in which they project.

The applicant has stated that projections will be traditional colors suggested, such as, historic whites, grays, browns or colors from a rustic color palette. In addition, he stated there are no projections of chimneys, or vents, etc. through the roof.

(c) Building Massing and Configuration.

(i) Building scale. Buildings shall be small in scale and shall not exceed 45 feet in height. Buildings located on steep areas shall conform to hillside topography by stepping or staggering the mass of the proposed structure up or down the slope.

The submitted plans indicate that proposed building height will not exceed 41.625 vertical feet.

(ii) Visibility. Buildings with visibility from the public right-of-way or public street or pedestrian walkway in the Cashiers Commercial District shall be designed with the following specific limitations:

a) Building masses shall maintain a balance of scale and proportion using design components which are harmonious with natural landforms and landscaping.

This structure will be constructed on a property that is 0.26 acres in land area and flat with no landform to speak of. In addition, he stated the staff report had a typo of 0.62 acres which should read as 0.26 acres.

b) Proposed structures shall not be sited atop peaks or silhouetted against the sky when viewed from any designated public right-of-way.

This structure will be constructed on a property that is 0.26 acres in land area and flat with no slopes or peaks. In addition, the staff report had a typo of 0.62 acres which should read as 0.26 acres.

c) Retaining walls visible from the valley floor shall not exceed ten feet in height as measured from grade at face to top of wall. Multiple "stepped" retaining walls whose total height exceeds ten feet must each be offset by at least six horizontal feet. Visible walls shall be colored and textured to complement the background land and vegetation.

Retaining walls are not proposed for this project.

d) Building Façade Character.

(i) Elements of articulation shall be employed on any building visible from the public right-of-way or public street or pedestrian walkway to reduce the apparent bulk and uniform appearance of large buildings, provide visual interest and variety, and reinforce local architecture.

(ii) Building scale. At least four of the following elements must comprise 50 percent of front façade length and at least two of the following elements must comprise 30 percent of any façade length fronting a major public street and/or parking lot:

(a) Trellises with vegetation.

(b) Balconies.

(c) Cornices.

(d) Covered porches.

(e) Roofline offsets.

(f) Doors.

(g) Window hoods.

(h) Transoms.

(i) Bulkheads.

(j) Awnings or canopies.

(k) Arcades.

(l) Arches.

(m) Outdoor patios.

(n) Planters or wing walls that incorporate landscape areas or places for sitting

(o) Ribs or columns.

(p) Changes in texture or masonry.

(q) Mansard Roofs or Parapet walls designed to meet the minimum requirements set forth of Section 9.3.5 (e) below.

(r) Shutters

The submitted architectural plans indicate that the proposed structure will include at least four of the elements listed. The above highlighted are the included elements within the architectural plans.

(iii) Windows. Front building façade must be comprised of a minimum of 30 percent window or glazed area.

The submitted architectural plans indicate that this structure will be in compliance with this ordinance standard.

1) All sides of the building shall include articulation, materials, and design characteristics consistent with those on the primary front façade in terms of quality and detail, unless the public's view of a rear or side building elevation from a public right-of-way or private street or pedestrian walkway is blocked by intervening buildings, topography, a solid screen wall at least six feet high built using materials consistent with the building, or landscaping measuring at least 15 feet in height at maturity.

The submitted architectural plans indicate that this structure will be in compliance with this ordinance standard. In addition, he stated the building does have a lot of glass around the building, vertical and horizontal shiplap siding.

(e) Roof Form and Articulation.

- (i) The roof of any building shall present a distinctive profile and add interest to larger buildings and complement the character of other buildings included on the same lot or parcel.

Only one structure is proposed for this property.

1) Flat roof buildings.

- a) The roof of any building with a flat roof shall include parapets to conceal the roof and roof-top equipment from public view. The average height of such parapets shall not exceed 15 percent of the height of the supporting wall, unless required for in Section 9.3.5 (f) Rooftop Equipment Screening, and such parapets shall not at any point exceed one-third of the height of the supporting wall.

Flat roofs are not proposed for this structure; however, a walk-out deck is proposed outside the attic/storage area.

- b) Parapets used to conceal the roof and roof-top equipment for any building shall not extend a constant height for more than 100 feet in length.

Rooftop equipment is not proposed for this project.

1) Slope roof buildings. The roof of any building with a slope roof shall include the following to maintain proportional building architecture:

- a) Overhanging eaves, extending no less than one foot past the supporting wall;
- b) Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to 5/12 pitch (5 inches of horizontal rise, 12 inches horizontal run). This would not apply to shed roofs or covered walkways.

The submitted architectural plans indicate that the proposed structure complies with this ordinance standard.

2) Additional requirements.

- a) Consistent roof treatments, whether flat or sloping, shall be provided on all sides of the building.

The submitted architectural plans indicate that the proposed structure complies with this ordinance standard.

- b) The back side of all cornices, parapets, and roofline that are visible from an adjacent public right-of-way shall be finished with materials consistent with the associated building.

The submitted architectural plans indicate that the proposed structure complies with this ordinance standard.

(f) Rooftop Equipment Screening.

- (i) Screen requirements. All rooftop mechanical equipment and vents greater than eight inches in diameter shall be:

- 1) Screened from the line of sight of public rights-of-way, private roads, parking lots, public sidewalks, greenways, and internal pedestrian ways except for instances where site topography precludes reasonable compliance with the minimum screening requirement;

Rooftop equipment is not proposed for this project.

- 2) Screened by either a parapet wall along the building edge or a freestanding screen wall on the roof of a material, color, and design architecturally compatible with the building, that is at least as high as the equipment and vents for which the screening is designed to hide.

Rooftop equipment is not proposed for this project.

(g) Franchise Architecture.

- (i) To maintain the unique character of the Cashiers District, buildings shall not be constructed or renovated using franchise architecture. Franchise or national chains may be permitted in the Cashiers District but must follow the standards of this section to create a building that is compatible with the Cashiers District.

Franchise Architecture is not proposed for this project.

(h) Architectural Unity.

- (i) All buildings within the same lot or parcel shall be architecturally unified. Architectural unity means that buildings shall be related and compatible in style, color, scheme, quality, and type of exterior building materials.

Only one structure is proposed for this property.

Comments:

This proposed commercial structure was reviewed applying the *Cashiers Commercial Area Ordinance*. This project will be required to meet or exceed the standards set forth in this ordinance and any other Jackson County ordinance that may apply.

Staff Recommendation:

The *Architectural Design Standards* meet or exceed the regulations set forth in the *Cashiers Commercial Area Ordinance*. Staff recommends approval of the architectural plans regarding style, features and materials as presented.

Mr. Fletcher inquired how far is the side setback. Mr. Jeleniewski stated the setback requirement is zero for the sides and on the front he believes it is 20 feet maximum setback. In addition, he stated that is a zoning Review Approval and they have submitted engineering plans from their engineer that have been reviewed by Erosion Control and by our office. They meet all those standards in the Cashiers ordinance for the site development.

Mr. Fletcher stated we do not have a maximum glass, limit on how much glass would appear on the front. Mr. Jeleniewski stated no, there is a minimum. In addition, he stated understand this review is technical, and we are reviewing the standards of the ordinance, and they just need to meet those minimum standards.

Mr. Fletcher stated this is an example he thinks of a building that fits within all the criteria, and we raise the limit to 45 and it falls within that as well. However, there is some issues within context, considering everything around it is one story, and now we have a building that is three stories, it seems a bit too much. In addition, he stated he appreciates the setback on the third floor, and that is why he wants to know how far it is setback as he believes that will relieve some of the visibility concerns. In addition, it does raise the issue of the ordinance standard and how it could be taken advantage of, he would have liked to see that setback pushed further, and potentially, also from the back facade. Mr. Fletcher stated he never thought he would say that he thinks a building has too much windows, but in this context, I think the windows are a bit too modern and he would have liked to see them open up a little bit, maybe more mullions.

Mr. Jeleniewski stated this is likely a conversation to have with our consultant Chad Meadows of CodeWright. Mr. Poston stated this gets into the part where we talk about regulations versus policy. In addition, this is where we have the opportunity to make those comments that when applying this, we now have seen some examples of what the standards help produce, and here is our concern for those and see if we can address those. We can look into having a conversation more broadly, to see what a new regulation framework would maybe address some of those concerns that you have. However, for the purposes of where we are today, we have the ordinance with standards

that we have, and in this context, we are looking to see if the applicant did show that they met the requirements of the ordinance.

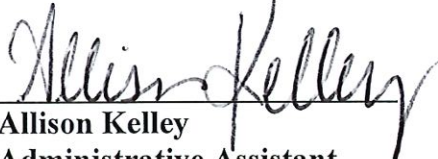
Mr. Jeleniewski stated even moving forward even with a new ordinance, we do not have a crystal ball. In addition, he stated the ordinance is what it is and that the applicants and the applications coming in meet those minimum standards, that is what the Council and the community have been pushing for. That is the standards, some of you were on the Board when some of these things have been modified and been amended, and you cannot look five years in the future and say, well, we did not see that coming. The standards are what they are, in the worst case scenario as long as they meet the standards, they are operating in good faith.

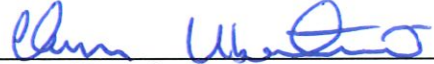
Doug Homolka made a motion to approve the TJ Baileys architectural plans regarding style, features and materials as presented. Carole Stork seconded the motion, and it passed unanimously.

Adjournment

With no further business to discuss, Doug Homolka made a motion to adjourn. Daniel Fletcher seconded the motion, and the meeting adjourned at 5:44 p.m.

Respectfully Submitted,


Allison Kelley
Administrative Assistant


Glenn Ubertino
Cashiers Planning Council Chairman

