

Official Minutes
McKENZIE HISTORIC ZONING COMMISSION
August 14, 2014 MEETING MINUTES
McKenzie City Hall @ 4:30 PM

I. Call to Order/Establishment of a Quorum

Meeting called to order by Chairperson Pruneau, quorum was established.

All members of the Historic Zoning Commission were present except for Susan Bradberry, Donna Taylor and Larry Wheat.

Members of the Historic Zoning Commission are: Chairperson Charles Pruneau, Vice-Chairperson Garlon Prewitt, Secretary Larry Wheat, Susan Bradberry, Nola A. Hobbs, Virginia M. (Gena) Manner and Donna Taylor.

II. Approval of July 17, 2014 Minutes.

Motion to approve minutes made by Gena Manner, second by Nola Hobbs. Motion passed.

III. Administrative Approvals

- A.** 1187 Stonewall St. – owner Marsha Reeves.

Request to rebuild carport area as original minus middle post to make easier access. Replace shingled roof with shingled roof.

Action taken: Request was approved by CLG Jennifer Waldrup, due to no change in the look of the structure, and was only a maintenance issue.

IV. New Business

- A.** 276 Magnolia Ave. – owner Jose Becerra.

Request to add a porch area instead of a landing while rebuilding the exterior stairs.

Action taken: HZC Committee asked for a drawing of the proposed porch, at which time Mr. Becerra stated he had decided to go back to the original landing causing no change to structure. There was a stipulation that the stairway must be finished within 30 days and that they would follow the instructions of the building inspector. On a side note, Mr. Becerra was informed of another issue concerning the clutter on the front porch and a portion of the back that can be seen from the street. Mr. Becerra stated that he would get these areas cleaned up as well.

Motion to approve by Gena Manner, second by Garlon Prewitt.

B. 556 Main St. – Thred’s Ink owned by Chris Hall.

Request to add a sign on existing sign post. The request was denied due to the guidelines. Mr. Hall will bring a picture of an alternate sign that can be wheeled in and out.

Action taken: The sign was put on hold until the September meeting when Mr. Hall could bring a picture of the alternate sign.

V. Old Business

A. 2388 Cedar St. – The Perfect Sammich & Pie Shoppe window.

Ms. Finch will be moving the shoppe to the front of the building and will no longer have the side entrance. She stated that after the move she will replace the existing sign. She was asked to let the committee approve the sign before she put it up.

VI. Other Business

A. 242 W. Magnolia Ave. -Magnolia Manor – owners Lynda, Kenneth & Ken Miller.

The Millers had been told by the planning commission in an earlier meeting that they would need to appear before the Historic board.

Discussion: Chairman Pruneau apologized that they had come to the meeting. He asked them to complete a COA so they could be put on the agenda for September. The COA should also have a diagram of the proposed parking area the planning commission had instructed them to have. Chairman Pruneau stated that the lot could not be expanded any larger in the future. He also suggested a placement of shrubbery to soften the look of the parking area.

B. Waldren St. – Standard Roofing Sign – owner Clay Adams

Mr. Adams came in and paid the required sign permit. No further business.

C. The home of Mark Dillon on 391 Magnolia St. was presented due to none-completion of a project begun in 2010.

D. Election of new vice-chair to replace Lisa Norris.

Motion made by Nola Hobbs, second by Gena Manner to nominate Garlon Prewitt. Motion passed.

VII. Adjournment

Motion to adjourn by Gena Manner, second by Garlon Prewitt. Motion passed.

Time adjourned: 5:54 p.m.