



**Vestavia Hills  
Planning and Zoning Commission Agenda  
April 10, 2025  
6:00 PM**

1. Roll Call
2. Pledge Of Allegiance
3. Approval Of Minutes

**Final Plats**

**Consent Agenda**

4. FP-25-4 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Heritage Hills Commercial Property Subdivision**. The Purpose For This Request Is To Subdivide Two Lots. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PB.
5. FP-25-5 Harris Doyle Homes Is Requesting **Final Plat Approval** For **Brayfield Residential Phase II First Addition Resurvey No. 1**. The Purpose For This Request Is To Amend Easements. The Property Is Owned By Harris Doyle Homes and Is Zoned Vestavia Hills PR-1.
6. FP-25-8 Michael DeJohn Is Requesting **Final Plat Approval** For **A Resurvey Of Lots 11 And 12, Block 11, Biltmore Estates**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Michael DeJohn and Is Zoned Vestavia Hills R-2.
7. FP-25-9 Jeffery Clay & Anne Marie Nolan Are Requesting **Final Plat Approval** For **South Vestavia Estates Resurvey Of South Vestavia Estates First Addition**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Jeffery Clay & Anne Marie Nolan and Is Zoned Vestavia Hills R-1.
8. FP-25-10 Luthern Church Of Vestavia Hills Is Requesting **Final Plat Approval** For **Vestavia Hills Luthern Church Resurvey**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Luthern Church Of Vestavia Hills and Is Zoned Vestavia Hills Inst.

## **Rezoning**

## **SPECIAL NOTICE CONCERNING PLANNING AND ZONING MEETINGS**

**Due to the COVID-19 safety advice given by the ADPH, the P&Z Commission's meetings are available via video-conference and teleconference. If you choose not to attend in person, you may still participate. Following are instructions for options to participate remotely.**

### **COMPUTER PARTICIPATION (view/participate in real time)**

To participate in by videoconference, click <https://us02web.zoom.us/j/7970217974> . When the Zoom.us window opens in your browser, click "Allow" so that the page may open to a waiting room. The host will open the meeting and bring all into the meeting room at that time. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, activate the "Raise Hand" feature and unmute yourself by toggling the mute button. When the Chairman recognizes you and gives you the floor, state your name and address for the record and then you may address the Commission.

Using the icons on the Zoom screen, you can:

- Mute/unmute your microphone (far left)
- Turn on/off camera ("Start/Stop Video")
- View Participants – opens a pop-out screen that includes the "Raise Hand" icon that you may use to raise a virtual hand
- Change your screen name displayed in the participant list and video window
- Toggle between "speaker" and "gallery" views – "Speaker view" shows the active speaker; "Gallery view" tiles all of the meeting participants

### **TELEPHONE PARTICIPATION (view/participate in real time)**

To participate by telephone, dial 312.626.6799 and enter the meeting ID: 7970217974. All participants will be automatically muted upon entrance to the meeting. If you wish to speak during time(s) identified for public input, press \*6 on your phone keypad to unmute yourself. Then state your name and wait for the Chairman to recognize you. When the Chairman recognizes you and gives you the floor, state your name and address for the record and then address the Council.

Zoom meetings may be recorded. By participating in the meeting, you are consenting to be recorded. Zoom-bombing is a cyber-crime and is punishable by law. In the event of an attendee intruding into any City of Vestavia Hills Zoom meeting, the online broadcast will be ended immediately. Council and/or board members may be readmitted but online attendees will not. Although Zoom-bombing is not a frequent occurrence, those wishing to make public comment should attend the meeting in person.

**CITY OF VESTAVIA HILLS**  
**PLANNING AND ZONING COMMISSION**  
**MINUTES**  
**MARCH 13, 2025**  
**6:00 P.M.**

The Planning & Zoning Commission of Vestavia Hills met in regular session on this date at 6:00 PM, following publication and posting pursuant to Alabama law. Due to the COVID-19 pandemic, in coordination with a Proclamation from Governor Ivey and pursuant to orders from the Jefferson County Health Department Official requiring social distancing along with limits of attendees, this meeting was held with a portion of the Commission digitally attending the meeting via remote computer locations utilizing a Zoom.com application. Staff and general public/audience members also were invited to attend via Zoom.com following publication pursuant to Alabama law. Chairman Vercher called the meeting to order and the City Planner called the roll with the following:

**MEMBERS PRESENT:** Lindsey Cochran, Acting Chairman  
Jonathan Romeo  
Rick Honeycutt  
Ryan Farrell  
Ryan Blackenburg  
Rusty Weaver

**MEMBERS ABSENT:** Mike Vercher, Chairman  
Hasting Sykes  
David Maluff

**OTHER OFFICIALS PRESENT:** Conrad Garrison, City Planner  
Ethan Fisher, City Engineer

*\*Appeared via Zoom*

**APPROVAL OF MINUTES**

Mr. Vercher stated that the minutes of the February meeting are presented for approval.

**MOTION** Motion to approve minutes was made by Mr. Honeycutt and second was by Mr. Farrell. Voice vote as follows:

Mr. Farrell – yes      Mr. Romeo – yes  
Mr. Honeycutt– yes   Mr. Blakenburg– yes  
Mr. Weaver– yes      Ms. Cochran– yes  
Motion carried.

**Final Plats**

1.      FP-25-3              Del Romero Is Requesting **Final Plat Approval** For Resurvey Of **Burton Estates**. The Purpose For This Request Is To Amend Lot Lines. The Property Is Owned By D. Taylor Burton and Is Zoned Vestavia Hills R-2.
2.      FP-25-4              Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Heritage Hills Commercial Property Subdivision**. The Purpose For This Request Is To Subdivide Two Lots. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PB.
3.      FP-25-6              Kathryn Dorlon Is Requesting **Final Plat Approval** For **Dorlon's Resurvey**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Kathryn Dorlon and Is Zoned Vestavia Hills R-4.

Mr. Garrison explained that item 2 was being postponed at the request of the applicant and all other applications were ministerial.

Ms. Cochran opened the floor for a public hearing. There being no one to address the Commission concerning this request, Ms. Cochran closed the public hearing and opened the floor for a motion.

**MOTION** Motion to approve items 1 & 3 was made by Mr. Blackenburg and second was by Mr. Romeo. Voice vote as follows:

Mr. Farrell – yes      Mr. Romeo – yes  
Mr. Honeycutt– yes   Mr. Blakenburg– yes  
Mr. Weaver– yes      Ms. Cochran– yes  
Motion carried.

Conrad Garrison, City Planner



VESTAVIA HILLS

**Planning and Zoning Commission  
Planners Report**

**MEETING DATE**

April 10, 2025

**AGENDA ITEM**

FP-25-4 Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Heritage Hills Commercial Property Subdivision**. The Purpose For This Request Is To Subdivide Two Lots. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PB.

**BACKGROUND**

Plat will subdivide lot into two and create a small, "Common Area" lot. Lots meets the minimum requirements for PB.

**PLANNER'S REVIEW/RECOMMENDATION**

**ATTACHMENTS**

1. Final




Conrad Garrison  
City Planner

**Final Plat Application**

**Applicant**

**Primary Location**

**FP-25-4**

 Shelia Stephenson  
 205-313-1152  
 sstephenson@schoel.com

800 PROVENCE DR  
VESTAVIA HILLS, AL 35242

Submitted On: Feb 26, 2025

**Project Information**

**Property Address**

4993 Provence Cir/5170 Sicard Hollow Rd

**Parcel ID Number**

27-00-09-2-000-001.000

**Legal Description**

NW 1/4 of the NW 1/4 Sec 9, 18S, 1W

**Current Zoning Classification**

PUD-PNC

**Acreage**

3.154

**Application Submission Date**

2/26/25

**Reason for Request**

Request to survey acreage into 2 lots

**Owner Information**

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

**By clicking this box, I hereby declare that the above information is true and that am the current owner of this property and I will represent this case.**

--

**Owner Name**

Liberty Park Joint Venture

**Company Name**

--

**Mailing Address**

1000 Urban Center Dr, STE 235

**Owner Email**

--

**Phone Number**

205-945-6401

**By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.**

true

**Representative for Owner**

Mark Clark

**Company Name**

Schoel Engineering Company

**Email**

mclark@schoel.com

**Mailing Address of Representative**

1001 22nd St S Birmingham, AL 35205

**Phone No. of Representative**

205-313-1140

**Surveyor Information**

**Name**

Mark W. Clark

**Company**

Schoel Engineering Comapny

**Mailing Address**

1001 22nd St S Birmingham, AL 35205

**Phone Number**

205-313-1140

**Registration Number**

19251

**Email**

mclark@schoel.com





VESTAVIA HILLS

**Planning and Zoning Commission  
Planners Report**

**MEETING DATE**

April 10, 2025

**AGENDA ITEM**

FP-25-5 Harris Doyle Homes Is Requesting **Final Plat Approval** For **Brayfield Residential Phase II First Addition Resurvey No. 1**. The Purpose For This Request Is To Amend Easements. The Property Is Owned By Harris Doyle Homes and Is Zoned Vestavia Hills PR-1.

**BACKGROUND**

Plat is widening an easement to encompass drainage infrastructure.

**PLANNER'S REVIEW/RECOMMENDATION**

**ATTACHMENTS**

1. Final




Conrad Garrison  
City Planner

## Final Plat Application

# FP-25-5

Submitted On: Feb 26, 2025

### Applicant

 Shelia Stephenson  
 205-313-1152  
 sstephenson@schoel.com

### Primary Location

1105 BRAYFIELD CREST DR  
VESTAVIA HILLS, AL 35242

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## Project Information

### Property Address

1105 Brayfield Crest Dr

### Parcel ID Number

27-00-18-2-000-108.000

### Legal Description

Lot 215-A, Brayfield Residential Phase II First Addition (MB 265 Pg 24)

### Current Zoning Classification

PUD-PR-1

### Acreage

0.229

### Application Submission Date

2/26/25

### Reason for Request

Relocation of storm drainage easement

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## Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

**By clicking this box, I hereby declare that the above information is true and that am the current owner of this property and I will represent this case.**

--

**Owner Name**

Harris Doyle Homes

**Company Name**

--

**Mailing Address**

3111 Timberlake Dr Birmingham, AL 35243

**Owner Email**

--

**Phone Number**

205-307-5366

**By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.**

true

**Representative for Owner**

Mark Clark

**Company Name**

Schoel Engineering Company

**Email**

mclark@schoel.com

**Mailing Address of Representative**

1001 22nd St S Birmingham, AL 35205

**Phone No. of Representative**

205-313-1140

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**Surveyor Information**

**Name**

Mark W. Clark

**Company**

Schoel Engineering Company

**Mailing Address**

1001 22nd St S Birmingham, AL 35205

**Phone Number**

205-313-1140

**Registration Number**

19251

**Email**

mclark@schoel.com





VESTAVIA HILLS

## **Planning and Zoning Commission Planners Report**

### **MEETING DATE**

April 10, 2025

### **AGENDA ITEM**

FP-25-8 Michael DeJohn Is Requesting **Final Plat Approval** For **A Resurvey Of Lots 11 And 12, Block 11, Biltmore Estates**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Michael DeJohn and Is Zoned Vestavia Hills R-2.

### **BACKGROUND**

Plat is combining lots 11 & 12 so home only sits on one lot (11A), meeting building code.

### **PLANNER'S REVIEW/RECOMMENDATION**

### **ATTACHMENTS**

1. Final

Conrad Garrison  
City Planner

**Final Plat Application**

**Applicant**

**Primary Location**

**FP-25-8**

 MICHAEL DEJOHN  
 205-283-4959  
 mdejohn@cgpre.com

2028 HICKORY RD  
VESTAVIA HILLS, AL 35216

Submitted On: Mar 20, 2025

**Project Information**

**Property Address**

2028 Hickory Rd

**Parcel ID Number**

28 00 19 4 008 005.000

**Legal Description**

BILTMORE ESTS 28-19-4

**Current Zoning Classification**

Residential - Property Class 3

**Acreage**

0.39

**Application Submission Date**

3/20/2025

**Reason for Request**

I was told that this Final Plat needed to be done prior to being able to apply for any kind of variance or building permit.

**Owner Information**

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

**By clicking this box, I hereby declare that the above information is true and that am the current owner of this property and I will represent this case.**

true

**Owner Name**

Michael & Michelle DeJohn

**Company Name**

--

**Mailing Address**

2028 Hickory Rd, Vestavia, AL 35216

**Owner Email**

mdejohn@cgpre.com

**Phone Number**

2052834959

**By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.**

false

**Representative for Owner**

--

**Company Name**

--

**Email**

mdejohn@cgpre.com

**Mailing Address of Representative**

--

**Phone No. of Representative**

--

**Surveyor Information**

**Name**

David Entrekin

**Company**

Surveying Solutions Inc.

**Mailing Address**

2232 Cahaba Valley Dr Suite M, Birmingham, AL 35242

**Phone Number**

2056472842

**Registration Number**

--

**Email**

davidentrekin@ssi-ala.com





VESTAVIA HILLS

**Planning and Zoning Commission  
Planners Report**

**MEETING DATE**

April 10, 2025

**AGENDA ITEM**

FP-25-9 Jeffery Clay & Anne Marie Nolan Are Requesting **Final Plat Approval** For **South Vestavia Estates Resurvey Of South Vestavia Estates First Addition**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Jeffery Clay & Anne Marie Nolan and Is Zoned Vestavia Hills R-1.

**BACKGROUND**

Plat is combining lots 7 & 8 so home only sits on one lot (8A), meeting building code.

**PLANNER'S REVIEW/RECOMMENDATION**

**ATTACHMENTS**

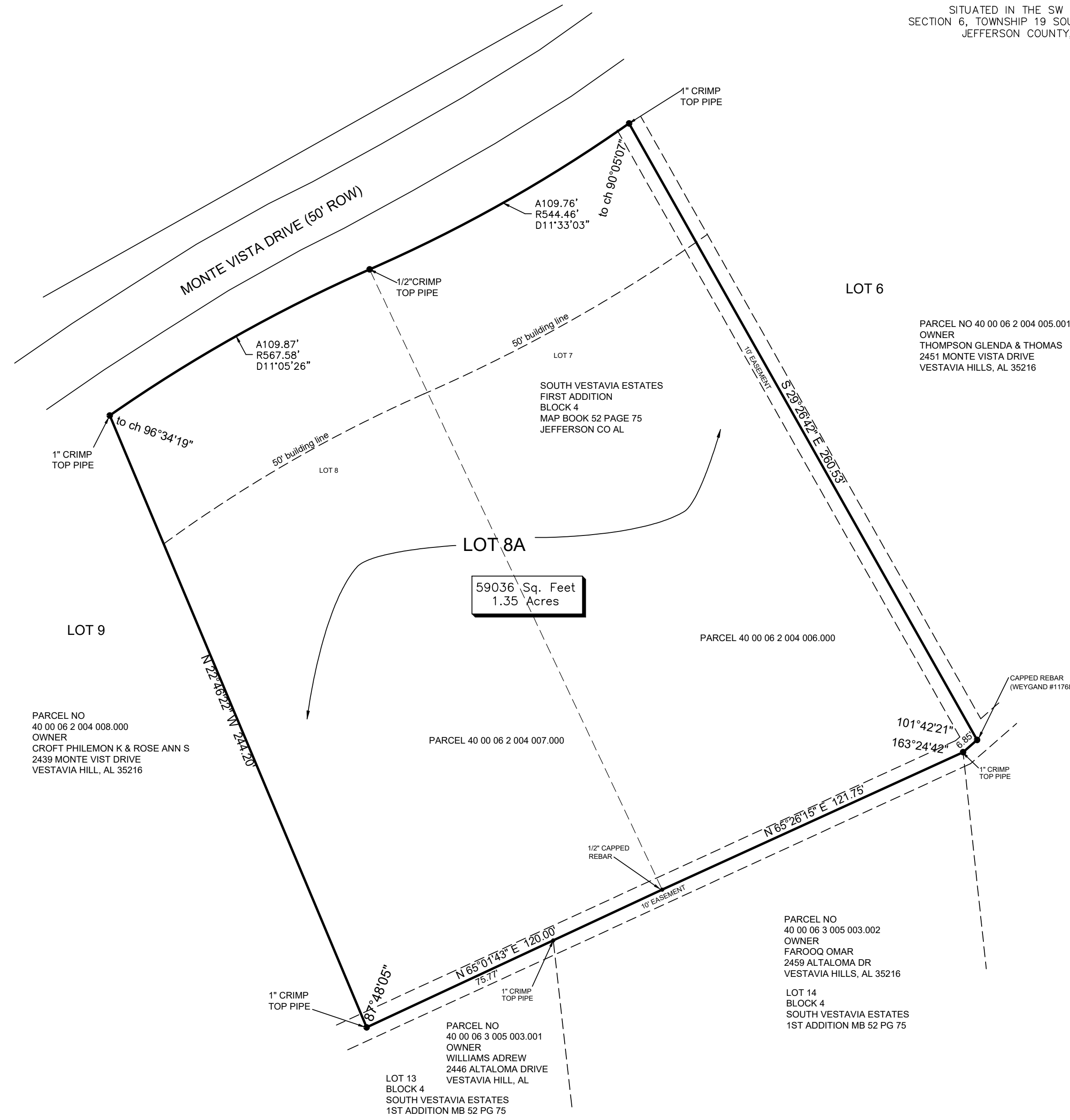
1. NOLEN\_2441\_MONTE\_VISTA\_DRIVE\_Tue\_Mar\_25\_2025\_10-27-43

Conrad Garrison  
City Planner

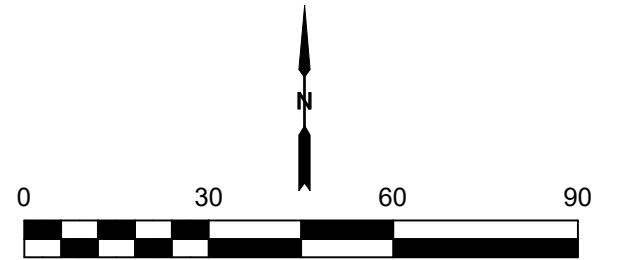
# SOUTH VESTAVIA ESTATES RESURVEY OF SOUTH VESTAVIA ESTATES FIRST ADDITION

BEING A RESURVEY OF LOT 7 AND LOT 8, BLOCK 2, SOUTH VESTAVIA ESTATES FIRST  
ADDITION AS RECORDED IN MAP VOLUME 52, PAGE 75 IN THE OFFICE OF THE  
JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA

SITUATED IN THE SW 1/4 NW 1/4 OF  
SECTION 6, TOWNSHIP 19 SOUTH, RANGE 2 WEST,  
JEFFERSON COUNTY, ALABAMA



**OWNER**  
CLAY AND ANNE MARIE NOLAN  
2447 & 2441 MONTE VISTA DRIVE  
BIRMINGHAM AL



SCALE 1"=30'  
BEARING BASED STATE PLANE  
WEST ZONE NAD 83  
ELEVATION BASED ON NAVD 88  
FIELD WORK MARCH 2024  
BOUNDARY TOPOGRAPHIC SURVEY

**LEGEND**

- ⊗ LIGHT POLE
- ⊙ POWER POLE
- ⊕ GUY ANCHOR
- ⊖ WATER METER
- ⊕ WATER VALVE
- ⊖ SEWER MANHOLE
- HW HARDWOOD

STATE OF ALABAMA  
JEFFERSON COUNTY

The undersigned, James M. Ray, Registered Land Surveyor, State of Alabama, and John Wilhelm and Anne Wilhelm, the Owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as SOUTH VESTAVIA ESTATES RESURVEY OF LOTS 7 AND 8 SOUTH VESTAVIA ESTATES FIRST ADDITION, showing the acreage into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the angles, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands in the government survey of the SW 1/4 of NW 1/4 Section 6, Township 19 South, Range 2 West, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. I, James M. Ray, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. Said owner also certifies that it is the owner of said lands.

In Witness Whereof, we have hereunto set our hands this the \_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_  
James M. Ray  
Reg. L.S. #18383

By: \_\_\_\_\_  
CLAY NOLAN – Owner

By: \_\_\_\_\_  
ANNE NOLAN – Owner

STATE OF ALABAMA  
JEFFERSON COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County and State hereby certify that James M. Ray, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_  
Notary Public – My commission expires:

STATE OF ALABAMA  
JEFFERSON COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County and State hereby certify that CLAY NOLAN, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, she executed same voluntarily on the day the same bears date.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_  
Notary Public – My commission expires:

STATE OF ALABAMA  
JEFFERSON COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County and State hereby certify that ANNE NOLAN, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, she executed same voluntarily on the day the same bears date.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_  
Notary Public – My commission expires:

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY ENGINEER

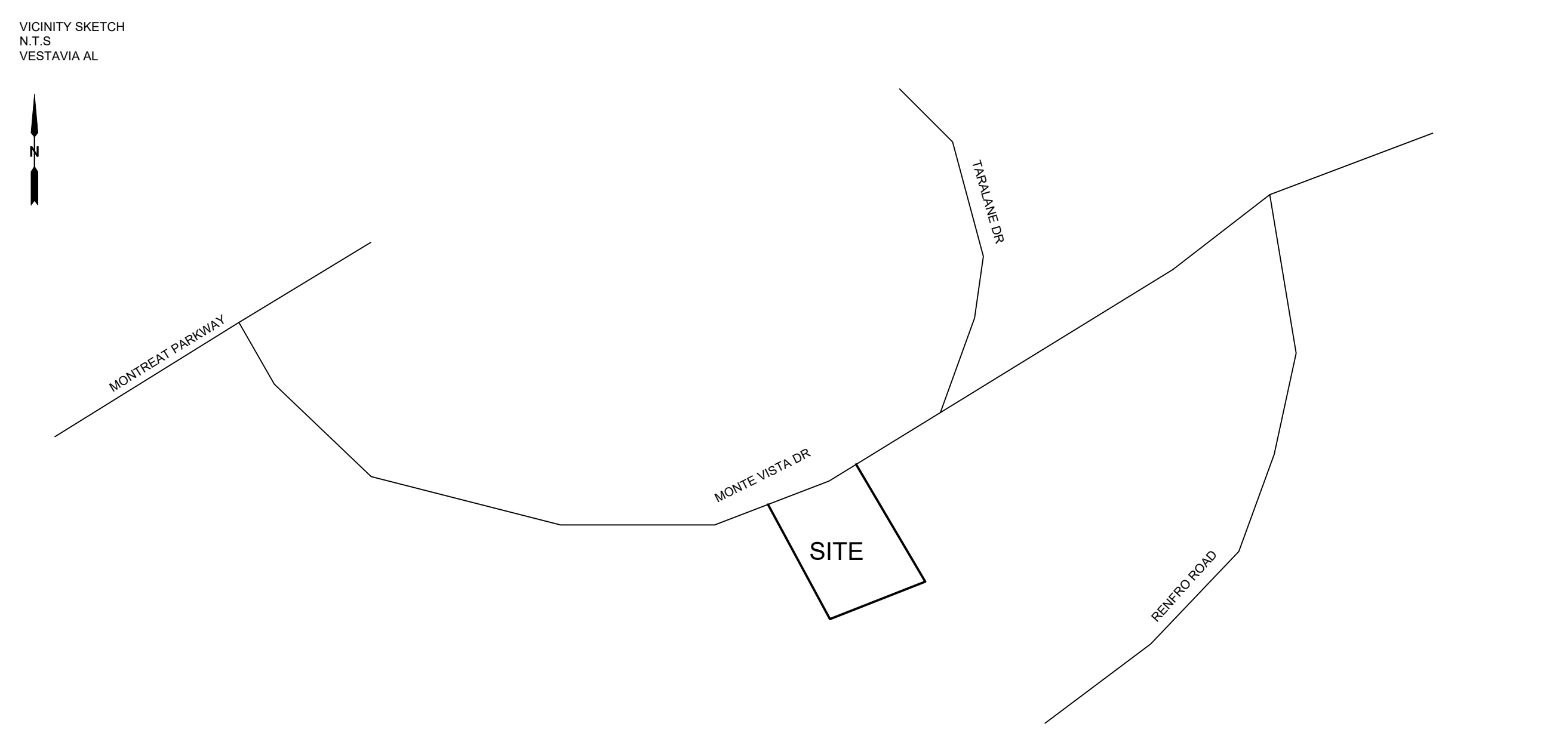
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
VESTAVIA HILLS PLANNING & ZONING COMMISSION

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
MANAGER & CITY CLERK

NOTE:  
Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewers however this does not mean sanitary sewers have been built or will be built in the future. Any change in the Right-of-Way or Easement boundaries after this date may void this approval.

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Director of Environmental Services

NOTE:  
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.



RAY & GILLILAND, P.C.	
122 NORTH CALHOUN STREET P.O. BOX 1183 SYLACAUGA, ALABAMA 35150	TEL NO. (256) 245-3243 FAX NO. (256) 245-3202 FILE: NOLAN2441MONTEVISTA
DRAWN BY: JMR	SCALE: 1" = 30'
BOUNDARY SURVEY	FEBRUARY 2025



VESTAVIA HILLS

## **Planning and Zoning Commission Planners Report**

### **MEETING DATE**

April 10, 2025

### **AGENDA ITEM**

FP-25-10      Lutheran Church Of Vestavia Hills Is Requesting **Final Plat Approval** For **Vestavia Hills Lutheran Church Resurvey**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Lutheran Church Of Vestavia Hills and Is Zoned Vestavia Hills Inst.

### **BACKGROUND**

Plat is combining lots 25, 25A, & 26 so church only sits on one lot (26-A0, meeting building code.

### **PLANNER'S REVIEW/RECOMMENDATION**

### **ATTACHMENTS**

1. Final




Conrad Garrison  
City Planner

**Final Plat Application**

**FP-25-10**

Submitted On: Mar 26, 2025

**Applicant**

 Joseph Miller  
 205-283-5878  
 @jmiller@mttreng.com

**Primary Location**

201 MONTGOMERY HWY  
VESTAVIA HILLS, AL 35216

**Project Information**

**Property Address**

201 Montgomery Highway

**Parcel ID Number**

28-00-19-4-005-001.000

**Legal Description**

All Lots 25 & 26 & Lot 25-A Exc E 25 Ft Beacon Hills MB 26 P 34

**Current Zoning Classification**

Inst

**Acreage**

1.74

**Application Submission Date**

03.26.25

**Reason for Request**

Combine 3 Lots into 1 Lot

**Owner Information**

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

**By clicking this box, I hereby declare that the above information is true and that am the current owner of this property and I will represent this case.**

--

**Owner Name**

Lutheran Church of Vestavia Hills

**Company Name**

na

**Mailing Address**

201 Montgomery Highway

**Owner Email**

toby.cahill@gmail.com

**Phone Number**

205-470-5221

**By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.**

true

**Representative for Owner**

Joseph A. Miller, III PE / LS 17054

**Company Name**

MTTR Engineers, Inc.

**Email**

jmiller@mttreng.com

**Mailing Address of Representative**

3 Riverchase Ridge Hoover Al 35244

**Phone No. of Representative**

205-283-5878

## Surveyor Information

**Name**

Joseph A. Miller, III

**Mailing Address**

3 Riverchase Ridge Hoover, Al. 35244

**Registration Number**

PE / LS 17054

**Company**

MTTR Engineers, Inc.

**Phone Number**

205-283-5878

**Email**

jmiller@mttreng.com

