

CITY OF NEWARK
DELAWARE

PLANNING COMMISSION
MEETING MINUTES

MEETING CONDUCTED IN PERSON

JULY 5, 2023
7:00 P.M.

Present at the 7:00 P.M. meeting:

Commissioners Present:

Chairman: Willard Hurd, AIA
Secretary: Karl Kadar
Allison Stine
Scott Bradley
Kazy Tauginas

Commissioners Absent

Vice Chair: Alan Silverman
Chris Williamson

Staff Present:

Paul Bilodeau, City Solicitor
Renee Bensley, Director of Planning and Development
Jessica Ramos-Velazquez, Deputy Director of Planning and Development
Mike Fortner, Senior Planner
Joshua Solge, Planner II
Katie Dinsmore, Administrative Professional I

Chair Hurd called the meeting to order at 7:00 P.M.

Chair Hurd: Alright, good evening, everyone and welcome to the July 5, 2023, City of Newark Planning Commission meeting. This is Will Hurd, Chair of the Planning Commission. I'm going to skip all of the guidelines on meeting structure because that's to instruct the public who are not present at the moment.

1. Chair's Remarks

Chair Hurd: So, that takes us to item 1, Chair's remarks. Just to note as I said in the email, that the city has currently suspended the hybrid meeting option and also the ability to live stream because of continuing issues with the equipment so we are hopeful that the new equipment will be installed as soon as possible. Installed and in operation soon, so we can return to hybrid meetings because that's the best thing.

2. Minutes

Chair Hurd: That takes us to item 2, the minutes. Are there any edits or corrections to the minutes from June 6th? Alright seeing none the minutes are approved by acclamation.

3. Review and consideration of the recommendation to amend Comprehensive Plan V 2.0 and Chapter 32, Zoning, of the Code of the City of Newark to add new uses to the MI and MOR zoning categories including schools and churches, modeled after New Castle County Code.

Chair Hurd: That takes us to item 3, review and consideration of the recommendation to amend Comprehensive Plan V 2.0 in Chapter 32, Zoning, of the Code of the City of Newark to add new uses to the MI and MOR zoning categories including schools and churches, modeled after New Castle County code. Planner Fortner?

Planner Fortner: Good evening, Mr. Chairman and Planning Commissioners. The ordinances brought before you were developed at the request of the Planning Commission and it would permit certain, we

call institutional uses in the MOR, manufacturing, office, and research, and the general industrial MI zoning districts as a conditional use with a Council approved Special Use Permit. So, specific uses outlined in your memo are schools of all types, so public, private, elementary, junior, high school. Also adding trade schools only to the MOR, it was already adopted in the MI, Planning Commission and Council adopted that in 2019. We're proposing a little change to that, but I'll talk about that a little later. And then churches, defined as places of worship, seminary or covenant parish house, and Sunday school buildings. And finally, police and fire stations. So, there are at least two benefits to this. First, is that the Planning and Development Department finds that the uses in this industrial district and in Newark and the region continue to evolve and transition from strictly industrial uses to more of a mixed use or variety of uses within the district. So, while they still include manufacturing uses, they also including things like warehouses, offices for professional services, we permit microbreweries in them, and recreation facilities are all permitted in this. So, this is part of the evolving trend for this type of zoning district.

The second part is more of a practical administrative reason. We have uses that apply for these districts and they need a zoning change. The biggest example of that is the Newark Charter School and so to do that we need to rezone the properties, in that case RH and so if that school is ever to leave or relocate, that land would still be zoned RH and we would have to go through a rezoning process. And so, under this proposal we would allow those uses under there as a conditional use. So, we would go through a big kind of public process vetting making sure the use was appropriate there, but we would maintain the zoning for that district as an MI or MOR so if that use ever went away then it would already be rezoned or already zoned for the industrial use, which we want to keep it.

A couple of notes, while these uses are often appropriate in the MOR and MI zoning districts, there are instances where they might not be, so that's why we're doing it as a special use permit. Also note that under the special use permit process if the parcel or the land is more than an acre, it will come before the Planning Commission. So, you all will give a recommendation on, so you'll review the special use permit before it goes to Council as well. And finally, as part of this we are also recommending that we update the table 10.2 in the Comprehensive Development Plan. This is sort of an administrative thing, it's the price of having a very thorough, detailed Comprehensive Development Plan, is that when we change the zoning districts, sometimes that changes the definitions in the Comprehensive Plan, so we've updated that to reflect some of the updates that we did. Again, we also updated these in 2019 and previously so kind of updated for those uses as well.

Finally, the explanation on trade schools, and we put it in the MI zoning district in 2019 and if you see in the report, it has this line where we recommend deleting it. First of all, it was in there under item 7, I'm looking at page 2 line 78 on your report. On number 7, this report didn't show it very well, but it's explained better in the text, but it says currently "instructional business or trade school". There's no commas in there. And every other zoning district it's all comma-ed so we think that was a mistake so we're inserting the comma after "instructional, business, or trade school" and we're recommending deleting A because we didn't find that to be a useful passage and we weren't quite sure what it meant for that. So, I mean it seemed to be giving a definition of instructional, business or trade school so we recommend taking it out and that would make it uniform with all the other zoning districts that trade school is permitted in. And that concludes my report, and I can take any questions.

Chair Hurd: Alright thank you. Commissioner Bradley?

Commissioner Bradley: Thank you. Not really many comments, actually no comments I like the idea.

Chair Hurd: Thank you, Commissioner Kadar?

Commissioner Kadar: I seem to recall that Vice Chairman Silverman was the one who suggested looking at this several months ago at that meeting. And I agree with what you've done here, and I intend to support it, so I have no questions.

Planner Fortner: So, I heard.

Chair Hurd: Ok, Commissioner Stine?

Commissioner Stine: I have no comments at this time, thank you.

Chair Hurd: Alright, Commissioner Tauginas?

Commissioner Tauginas: No comments, seems pretty straightforward.

107 Chair Hurd: Thank you. So, I guess my only question, we had trade school defined in other zoning
108 districts just as trade schools or instructional schools?

109 Planner Fortner: It's defined as stated on the line.

110 Chair Hurd: Yeah, it is an odd little sub thing to have only in the MOR not in the MI.

111 Planner Fortner: But the commas, it didn't have the commas in the A.

112 Chair Hurd: Yeah. Ok, and I appreciate that you're making this a conditional special use permit use
113 because that does make sense to include it, but to give them a pathway. Alright, cool. Have there been
114 any public comment submitted on this item?

115 Ms. Dinsmore: No Chairman.

116 Chair Hurd: Ok, anyone wishing to give public comment? Ok closing public comment and bringing it back
117 to the dais. Any further discussion before we move to motion? Alright seeing none, Secretary Kadar?

118 Commissioner Kadar: [The Planning Commission recommends that City Council amend Chapter 32,](#)
119 [Zoning, Article VII and Article VII-A, Section 32-21, MI district, and ~~section 21-23~~, MOR district, per the](#)
120 [plan detailed in the Planning and Development Department Report dated June 27th, 2023.](#)

121 Chair Hurd: Thank you, do I have a second?

122 Commissioner Bradley: Second.

123 Chair Hurd: Oh, we have a typo. So, in the recommendation it's called 21-23 and its actually [section 32-](#)
124 [23](#) for the MOR district.

125 Commissioner Stine: Oh, well section 32-21...

126 Chair Hurd: So, if you look at the text of the recommendation it amends section 32-21 and 32-23. But
127 the text of the recommendation says 21-23. So, with that typographic amendment we can continue the
128 motion.

129 Secretary Kadar: I can redo it if you want.

130 Chair Hurd: That's fine. Do we have a second?

131 Commissioner Bradley: Second.

132 Chair Hurd: Thank you. We'll take it as is. Any discussion to the motion? Alright moving to the vote.
133 Commissioner Bradley?

134 Commissioner Bradley: Aye.

135 Chair Hurd: Commissioner Kadar?

136 Commissioner Kadar: Aye.

137 Chair Hurd: Commissioner Stine?

138 Commissioner Stine: Aye.

139 Chair Hurd: Commissioner Tauginas?

140 Commissioner Tauginas: Aye.

141 Chair Hurd: And I am aye as well, motion carries.

142 **4. Review and consideration of an amendment to the off-street parking requirements in Section**
143 **32-45(a)(1) Table 1, to reflect the newly adopted name of automobile/vehicle fueling service**
144 **station and to clarify the parking requirements that apply to automobile/vehicle fueling**
145 **service stations with a retail store component.**

146 Alright that takes us to item 4, review and consideration of an amendment to the off-street parking
147 requirements in Section 32-45(a)(1) Table 1, to reflect the newly adopted name of automobile/vehicle
148 fueling service station and to clarify the parking requirements that apply to automobile/vehicle fueling
149 service stations with a retail store component.

150 Planner Solge: Do I say my name?

151 Chair Hurd: Yes, please because I can't remember what it is, so I can't address you.

152 Planner Solge: Josh Solge, Planner II, Planning and Development.

153 Chair Hurd: Thank you.

154 Planner Solge: On December 6, 2022, the Planning Commission reviewed an ordinance defining
 155 combination convenience stores and gas stations in the code under the automobile/vehicle refueling
 156 service station use and recommended it to City Council for approval. On February 13, 2023, City Council
 157 approved the ordinance. An unintended consequence of this change is that convenience stores with gas
 158 pumps typified by businesses like Wawa, Dash-In, and Royal Farms, now clearly fell under the
 159 automobile service station category for the purposes of determining parking requirements. Previously
 160 this use would have been categorized under retail store for the purposes of parking with no problems
 161 arising from excessive or insufficient parking spaces. Service station parking requirements are based on
 162 the lot area of a proposed development rather than the building area of the proposed use. Retail
 163 parking requirements are based on the size of the proposed store, 5 spaces per 1000 square feet. The
 164 service station requirement could adversely affect subsequent development proposals by requiring
 165 excessive or insufficient amounts of parking for a given use based on the lot area it will occupy. For
 166 example, a 2,000 square foot store on a 1-acre lot would require more parking than a 10,000 square foot
 167 store on a half-acre lot.

168 The Planning and Development department proposes updating Table 1 of Section 32-45(a)(1), Off street
 169 parking requirements, to provide an exception for limited automobile/vehicle refueling service stations
 170 that include retail food stores if no repairs are to be performed on site. We propose these changes in
 171 order to return to the retail store parking requirements for the convenience store with gas pumps use.
 172 Planning also proposes to amend the name of the automobile/service station in Table 1 to better
 173 conform to the language used in Section 32-4, Definitions, and Section 32-19, BC districts, general
 174 business.

175 Chair Hurd: Ok. Thank you. We will begin with Commissioner Kadar.

176 Commissioner Kadar: Quick question, as I read line 85, the table with the specific standards identified
 177 there, I have a question. And I don't know if this exists, but it might somewhere. Services limited to the
 178 sale of fuel, oil, and minor accessories with repairs performed minor repairs performed. And a retail food
 179 store. Which standard would apply?

180 Planner Solge: In that case, the service station requirement would apply. Because they're doing repairs
 181 on site.

182 Commissioner Kadar: Even though the retail store would draw more customers and would require more
 183 parking space. Isn't the retail store what's really driving all of this and not so much if they do auto
 184 repairs?

185 Planner Solge: Possibly, but I do believe that the purpose of parking requirements of auto repairs is
 186 locations to store vehicles that are being worked on. And combining those uses I think would.

187 Commissioner Kadar: Ok, so it has to be auto services limited to just selling fuel, oil, and minor
 188 accessories with no repairs and a retail food store gets the retail parking requirement?

189 Planner Solge: That's correct, yes.

190 Commissioner Kadar: Anything short of that gets the title restriction. Ok, I think I'm good thank you.

191 Chair Hurd: Thank you, Commissioner Stine?

192 Commissioner Stine: Just so I'm clear, we are reducing the amount of required spaces for a Wawa? Or
 193 increasing the number of required spaces?

194 Planner Solge: It would be determining the number of required spaces based on the size of the store
 195 rather than the size of the lot which we've kind of currently moved it into.

196 Commissioner Stine: So, if I were to build the same Wawa at the corner of Marrows Road, would I be
 197 increasing the number of spaces or would I be decreasing the number of spaces?

198 Planner Solge: I can't speak specifically to that project; I haven't looked at that plan criteria.

199 Director Bensley: I can speak to that, this is Director Bensley. So, if you're talking about the existing
200 Wawa at the corner of Marrows and 273, this would be the same standard that we applied when that
201 was developed. So, prior to February 2023 we applied the retail store standard to kind of the Wawa,
202 Royal Farms type model of convenience store gas stations. And part of that was because of the retail
203 food store being a big traffic driver with those. And looking at how it didn't make sense necessarily to
204 have a standard based on acreage because whether, you know if you have the same sized store, it
205 doesn't really matter if it's on a lot of property or a little bit of property, you're probably generating
206 about the same amount of business. When we made the changes in February, one of the kind of, as Josh
207 mentioned, the unintended consequences was that we took it out of the parking standard for retail food
208 stores, for retail stores, and clearly put it as an automobile/vehicle refueling service station. So, before
209 since it wasn't really clear in the code, we were going with the automobile service station for the special
210 use permit, but we were going with the retail food store for the parking and in trying to get everything
211 under one standard, this was an area that we missed in updating the code. So, we're looking to have this
212 go back to what the traditional standard has been in determining parking and having it be based on the
213 retail store component as opposed to the automobile fueling service station which really doesn't make
214 sense for some of these larger sites.

215 Commissioner Stine: Ok, I think that is clear, thank you.

216 Chair Hurd: Ok, thank you. Commissioner Tauginas?

217 Commissioner Tauginas: That cleared it up for me, thank you.

218 Chair Hurd: Ok, Commissioner Bradley?

219 Commissioner Bradley: Thank you. So, in your opening statement there, did you say right now retail
220 store parking requirements are 5 per 1,000 square feet?

221 Planner Solge: Correct.

222 Commissioner Bradley: And is this going to 1 per 1,000 square feet?

223 Planner Solge: It would be putting them back under the retail store of 5 per 1,000 square feet. The
224 service station use is 1 space per 1,000 square feet of lot area. And so, we would be putting them back in
225 the retail food store with 5 spaces per 1,000 square feet of building area.

226 Commissioner Bradley: So, what does your Wawa typical square footage run?

227 Planner Solge: We have a few in review so about 5,000 square feet, so that's 25 spaces.

228 Commissioner Kadar: That's 25 parking spaces.

229 Commissioner Bradley: Ok, and how does that seem to be holding up at the Wawa at Marrows Road?
230 When you drive by, do you ever see over overflow parking, is that a problem?

231 Planner Solge: That one, I don't know I don't go by that one much, I know there's quite a few in the one
232 on Elkton Road, they seem to have plenty of parking.

233 Director Bensley: That's not (inaudible)

234 Chair Hurd: In the mornings, it's a little tight, but they have a row against Marrows Road and that seems
235 to cover.

236 Commissioner Bradley: Ok, and does this affect any projects in the pipeline?

237 Planner Solge: There is one that it would affect yes.

238 Commissioner Bradley: And which one would that be?

239 Planner Solge: It's the 1115 South College site, which it's a 1-acre site and then it's about a 4,000 square
240 foot Wawa.

241 Commissioner Bradley: Ok, and will this be, I don't want to use the word beneficial, but beneficial to
242 Wawa, this way of accounting it or the previous way?

243 Director Bensley: So, I was going to say it's our intention to apply this if this standard is adopted, to apply
244 this standard to that project. It would be beneficial to them, because when they originally came in as a
245 sketch plan it was prior to the other changes, so they came in with parking under the retail store
246 application because that's what we were doing at the time, when they submitted after the new changes,

247 we realized, oh this is not the standard that we should be calculating now based on the current code.
248 So, we went back to them and said look this is something that was not an intentional change to the
249 standard. So, you know when we're bringing this to Planning Commission and Council it would be our
250 intention to permit this project to go under the new standard for parking so they would not need to seek
251 a variance.

252 Commissioner Bradley: So, my understanding on what you said, on their resubmittal to when we
253 changed the code before this, did they come in with a lower amount of parking spots? Is that what
254 caught your eye?

255 Director Bensley: They came in with the same amount as they did with the sketch plan, but when we
256 were looking at the code as to the parking standards and saying ok, this clearly falls into an automobile
257 service station category now, which previously it had been applied at a retail food store category, that's
258 the guidance they had been given when they were developing their plan. This was kind of an
259 unintentional change mid-stream so you know in looking at moving the project forward we felt it was
260 that the automobile refueling service station did not accurately reflect what we were looking for out of a
261 project. Particularly because, especially in that 896 corridor, one of the things we've been trying to do,
262 and also I would say along the Elkton Road corridor with the new pedestrian and cycling improvements
263 that have been put in or scheduled to be put in both areas, we're really trying to encourage for these
264 type of projects specific bicycle access that will not you know be in conflict with motor vehicles as well as
265 good pedestrian access that will not be in conflict with motor vehicles and by requiring more parking
266 spaces instead of letting them take that space to accommodate some of those improvements, we really
267 felt that was not working toward the goals of what we want that's in the Comprehensive Plan, the
268 Sustainability Plan, the TID, you know we really wanted to be able to give some incentives to encourage
269 multimodal transportation not just because you have a large lot, you should have more asphalt and
270 more parking spots.

271 Commissioner Bradley: So how does, kind of balancing a little bit away from that, how does the EV fuel
272 factor into parking spaces? Under our code, does it at all? So, Wawa wants to have some charging
273 stations, do they take up one of those parking spaces or is that in addition to?

274 Director Bensley: So, at this point the code is silent on that, so we have been interpreting an EV parking
275 spot would be a regular parking spot, it would not be over and above the current parking requirements.

276 Commissioner Bradley: So technically that would be a parking spot so anybody could park there, they
277 wouldn't have to have an EV. Is that something the Planning Department is looking into? How to handle
278 charging stations?

279 Director Bensley: So, we are looking at a larger piece of charging station legislation to bring forward, we
280 are waiting for the end of the state's legislative session because they have several EV and EV charging
281 related items in there so now that has concluded and we know what the final changes to state code will
282 be, we'll be looking to update our proposals and move things forward.

283 Commissioner Bradley: Can I just ask that you guys just take a look at EV charging for parking
284 requirements? During that whole process?

285 Director Bensley: Yep.

286 Commissioner Bradley: Thank you, I appreciate it.

287 Planner Solge: Thank you.

288 Chair Hurd: My only question is, and this is from reading through this, and I'm not, I don't want to open
289 anything, but the two parking requirements for the automobile service station it talks about 1 space per
290 employee during a period of greatest employment, which makes sense. For the retail store it just says 1
291 off street parking space for each employee but I would imagine that's actually like each employee or
292 employees during a shift or average. It can't be total number of employees because that's pretty big.
293 How is that typically interpreted?

294 Director Bensley: We interpret it typically as the number of employees during the largest shift. So, in
295 your busiest time of day, how many employees do you have on and that's however many spots you need
296 to have.

297 Chair Hurd: Ok, that might be something you might want to take back at some point and just bring to us
298 at some point and clarify, you know period of appointment or shift or something, because that's a

300 loophole now. I'm looking at that going you could say "oh yeah every single employee gets a parking
301 space". And that's not really what we want. Ok, that's all I have. Has any public comment been
302 submitted on this item?

303 Ms. Dinsmore: No chairman.

304 Chair Hurd: Ok, anyone present wishing to comment? No, ok. Any further discussion of the amendment
305 before we move to the motion. Ok, Secretary Kadar.

306 Commissioner Kadar: [The Planning Commission recommends that City Council amend Chapter 32,](#)
307 [Zoning, Article XIV, Section 32-45\(a\)\(1\), Table 1 as detailed in the Planning and Development report](#)
[dated June 16, 2023.](#)

308 Chair Hurd: Thank you, do I have a second?

309 Commissioner Bradley: Second.

310 Chair Hurd: Thank you, any discussion to the motion? Alright moving to the vote. Commissioner Kadar?

311 Commissioner Kadar: Aye.

312 Chair Hurd: Commissioner Stine?

313 Commissioner Stine: Aye.

314 Chair Hurd: Commissioner Tauginas?

315 Commissioner Tauginas: Aye

316 Chair Hurd: Commissioner Bradley?

317 Commissioner Bradley: Aye.

318 Chair Hurd: And I am aye as well, motion carries. Alright.

319 5. Informational Items

320 Chair Hurd: Alright, that takes us to item 5, informational items, and we will begin with the Planning
321 Director's report.

322 Director Bensley: Ok, hope everyone had a good holiday yesterday. So, projects that have gone to
323 Council or are going to Council since our last meeting. June 12th, we have the first reading of the 65
324 South Chapel Street/101 Victoria Court rezoning. June 26th, we have the first readings for the two
325 ordinances that were heard at your June Planning Commission meeting, so the special use permit
326 allowance for a veterinary hospital use in BB as well as the state licensed massage therapist being added
327 to the definition of personal services. Also wrapped up in that was the change in the definition of
328 therapist, or I should say offices for professional services for therapists, more of a medical type that we
329 heard last year. That got set aside while we were figuring out the massage therapist change that was at
330 the last meeting, so we wrapped those two into one ordinance and that's going to Council. This
331 upcoming Monday, July 10th we have the second reading for the 65 South Chapel Street as well as the
332 related major subdivision with site plan approval. We also on that agenda have an ask for Code
333 Enforcement. We're requesting an additional Fire Protection Specialist to be added to the division, so
334 we'll see how that goes. July 17th, we have two items for the department, the International Property
335 Maintenance code updates that we're working on, we've come to a couple of policy related decision
336 points that we are asking for direction from Council on. Particularly around rental inspections and rental
337 permits, so that's a discussion item that we're going to looking for direction from Council on the 17th. We
338 also have a potentially an amendment for the CDBG program revenue that we have gotten to be
339 allocated, looking to add more funds to our Home Improvement Program. The Council meeting on July
340 24th we're scheduled for the second readings of the veterinary hospital item and the massage therapist
341 item as well as a related special use permit for the First State Vet urgent care up at the Shoppes of
342 Louviers at that meeting provided the related ordinance passes. Other happenings in the department,
343 we went over the property maintenance updates, Energov we're looking to have initial meetings with
344 lead city staff, Jessy in particular in July and August with a full project kick off in September. So, we're
345 eager to get that going.

346 DART Connect Newark, which is our micotransit program that we'll be implementing, we've been
347 working with DART on marketing and a public outreach plan, we are on track to launch that service on

348 August 7th, so we're looking forward to that. Rental Housing Workgroup, and affordable housing, we are
349 on the August 1st Planning Commission agenda planning to bring an overview presentation on
350 inclusionary zoning for discussion as part of that agenda. To start that conversation basically to do what
351 we've done previously, have that conversation like we did with the affordable housing presentation
352 earlier this year. We have the conversation with you all first and then go to Council, have kind of the
353 same overview with them, get feedback from both groups and look into developing a future ordinance.
354 The next Planning Commission meeting is on August 1st as I mentioned we're going to have inclusionary
355 zoning on there, as well as we are tentatively scheduling the minor subdivision and special use permits
356 for 1105 Elkton Road which is going to be a Wawa plan. So, we will have the first of our three Wawa
357 plans that are in the pipeline coming to you guys hopefully on August 1st, and that is all I have today.

358 Commissioner Bradley: Where is the third?

359 Director Bensley: So, there is the 1105 Elkton Road, the 1115 South College are both convenience store
360 gas station combinations and then 1050 South College which is the old Boston Market site, is the
361 proposed drive through.

362 Commissioner Kadar: That's going to be interesting.

363 Chair Hurd: And 1105 is the former, Leon's Garden World?

364 Director Bensley: Yep, corner of Otts Chapel and Elkton Road.

365 Chair Hurd: So, would it need to be rezoned?

366 Director Bensley: Yep.

367 Chair Hurd: Ok, cool. Also in our packet are the quarterly reports for January through March and April
368 through June...

369 Director Bensley: I think Jessy also has an update, sorry.

370 Chair Hurd: I'm sorry. We did say you need to put Deputy Director's report on there.

371 Deputy Director Ramos-Velazquez: It's ok. Very quickly, 339, 341, and 349 East Main Street a letter is
372 being finalized to go out. 1105 Elkton Road, which the second letter was sent out to them on June 14,
373 and 1050 South College the SAC letter was sent to them on June 9th. And that's all.

374 Chair Hurd: Alright, thank you. So again, we have quarterly reports to review. It's been a little slow the
375 first half of the year. But it sounds like that's going to be picking up as things start happening. Alright
376 thank you, that closes that.

377 **6. New Business**

378 Chair Hurd: New business, any items for discussion by city staff or Planning Commissioners that they
379 would like to have included on a future agenda. No, ok.

380 **7. General Public Comment**

381 Chair Hurd: And that takes us to general public comment, has anything been submitted online for
382 general public comment? No, ok anyone present? No. Ok, and having reached the end of the agenda the
383 meeting is adjourned.

384 **The meeting was adjourned at 7:32 P.M.**

385 Respectfully submitted,

386

387

388 Karl Kadar, Secretary

389 As transcribed by Katie Dinsmore

390 Planning and Development Department Administrative Professional I