

## MINUTES OF THE REGULAR MEETING OF FEBRUARY 11, 1999

The regular meeting of the Sussex County Planning and Zoning Commission was held Thursday evening, February 11, 1999, at 7:30 P.M. in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware, with the following present: Mr. Allen, Mr. Hastings, Mr. Lynch, Mr. Phillips, Mr. Wheatley, Mr. Schrader - Assistant County Attorney, Mr. Lank - Director, and Mr. Abbott - Assistant Director.

Motion made by Mr. Wheatley, seconded by Mr. Hastings, and carried unanimously to adopt the agenda as circulated.

Motion made by Mr. Phillips, seconded by Mr. Lynch, and carried unanimously to approve the minutes of January 28, 1999 as corrected.

Mr. Schrader explained how the meeting would be conducted.

### II. PUBLIC HEARINGS

1. C/U #1268--application of STATE OF DELAWARE, DELAWARE NATIONAL GUARD to consider the Conditional Use of land in an AR-1 Agricultural Residential District and MR Medium Density Residential District for a governmental building (armory) to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 9.43 acres, more or less, lying north of Road 382, approximately 1,795 feet southeasterly of Route 26.

The Commission found, based on comments received from the Sussex County Engineering Department, that the site is contiguous to the Dagsboro-Frankford Sanitary Sewer District; that the armory has been provided with a two-foot stub from MH 22.4, which is located 175 feet northwest of the existing entrance to the armory on the opposite side of Road 382; that it is the opinion of the Department that the armory should be connected to the Sewer District; and that the applicants should contact the Planning and Permit Division for the proper procedures to be annexed into the District.

The Commission found, based on comments received from the Sussex Conservation District, that no storm flood hazard areas are affected; that it may not be necessary for any on-site or off-site drainage improvements; that a tax ditch may be affected; that the soils are mapped as Evesboro loamy sand and Klej loamy sand; that the Evesboro soils have slight limitations; that the Klej soils have slight to moderate limitations; that the applicants shall be required to follow recommended erosion and sedimentation control practices and to maintain vegetation; and that the farmland ratings of the soil types are considered of Statewide Importance.

The Commission found, based on comments received from DelDOT, that final construction plans have been approved and that a 150% bonding requirement shall be required prior to issuance of an entrance permit for the construction.

The Commission found that Lt. Col. Charles Rhoads and Lt. Col. Rod DelCampo were present and stated in their presentations and in response to questions raised by the Commission that the existing armory building will be removed; that all asbestos has been removed from the building; that the maintenance building will remain; that an additional 2.1 acres has been purchased for the expansion of the facility; that stormwater management will be handled on the site; that parking will be provided at the northwest side of the site; that military parking will be to the rear of the building; that they propose to connect to the County sewer system; that ingress/egress to the site will be from one location; that the entire site will be fenced with chain-link type fencing at least 6 feet high; that security lighting will be directed into the site and controlled by a motion detector system, rather than being lighted at all times; and that no ammunition will be stored on the site.

The Commission found that no parties appeared in support of or in opposition to this application.

At the conclusion of the public hearings, the Chairman referred back to this application.

The Commission discussed the points and issues raised during the public hearing.

Motion made by Mr. Lynch, seconded by Mr. Wheatley, and carried unanimously to forward this application to the Sussex County Council with the recommendation that it be approved with the stipulation that the site plan shall be subject to review and approval by the Planning and Zoning Commission.

2. C/U #1269--application of BEVERLY A. TRICE to consider the Conditional Use of land in an AR-1 Agricultural Residential District for millwork (cabinets, etc...) to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 1.78 acres, more or less, lying south of Route 20, 1,200 feet east of Road 78.

The Commission found, based on comments received from DelDOT, that a traffic impact study was not recommended and that the level of service "C" will not change as a result of this application.

The Commission found, based on comments received from the Sussex Conservation District, that no flood hazard areas or tax ditches are affected; that it may not be necessary for any on-site or off-site drainage improvements; that the soils are mapped as Sassafras sandy loam and Woodstown sandy loam; that the Sassafras soils have slight limitations; that the Woodstown soils have slight to moderate limitations; that the applicant shall be required to follow recommended erosion and sedimentation control



practices and to maintain vegetation; and that the farmland rating of the soil types is considered Prime Farmland.

The Commission found that Beverly Trice and Jim Sewell were present and stated in their presentation and in response to questions raised by the Commission that they rent buildings to Delmarva Millwork Company for shop space; that the company builds kitchen cabinets, staircases, and other millwork items; that her husband originally used the shop for repair of personal vehicles; that the business hours are 8:00 A.M. to 4:30 P.M. five days per week; that some airgun noise may be heard outside of the buildings; that tractor trailer activities are minimal; that there are no outside storage of materials; that a utility trailer is stored on the site; that security lighting is maintained at a minimum; that there are minimal customer activities; that an unlighted sign exists on the site; that the parking area and drive will be improved with crusher run and stone; that two full-time employees and an occasional part-time employee work at the shop; and that the shop has a dust collector system.

The Commission found that no parties appeared in support of or in opposition to this application.

At the conclusion of the public hearings, the Chairman referred back to this application.

The Commission discussed the points and issues raised during the public hearing.

Motion made by Mr. Wheatley, seconded by Mr. Lynch, and carried unanimously to forward this application to the Sussex County Council with the recommendation that it be approved with the following stipulations:

1. Business hours shall be limited to 7:30 A.M. to 5:00 P.M. Monday through Friday.
  2. There shall be no outside storage of materials.
  3. One unlighted sign, not exceeding 32 square feet per side or facing, may be permitted.
  4. No vehicles for sale shall be displayed on the site.
  5. Driveways and parking areas shall be improved with crusher-run.
  6. The site plan shall be subject to review and approval by the Planning and Zoning Commission.
3. C/U #1270--application of VICTORY FELLOWSHIP CRUSADE to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a community center with recreation facilities to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 5.00 acres, more or less, lying north of Road 524, 3,900 feet northeast of Road 516.

The Commission found, based on comments received from DelDOT, that a traffic impact study was not recommended, and that the level of service "B" of Road 524 will not change as a result of this application.

The Commission found, based on comments received from the Sussex Conservation District, that no storm flood hazard areas or tax ditches are affected; that it may not be necessary for any on-site or off-site drainage improvements; that the soils are mapped as Evesboro loamy sand which has slight limitations; that the applicants will be required to follow recommended erosion and sedimentation control practices and to maintain vegetation; and that the farmland rating of the soil type is considered of Statewide Importance.

The Commission found that W.F. Horn, Architect, Doug Parker, Surveyor, Keith Womungs, and Katherine Camper were present and stated in their presentations and in response to questions raised by the Commission that 24,800 square foot building with a height of 38 feet is proposed; that the building will include a lobby, office space, a large recreational room, classroom, kitchen, bathrooms, weight room, lockers, nursery area, and a stage; that fire lanes will be provided around the building to the specifications required by the Office of the State Fire Marshal; that stormwater management will be provided on the site; that occasionally the facility will be used for a large number of people; that an Association has been established through ten (10) church congregations in the area to operate the facility; that the classroom will be a multi-purpose room for arts/crafts, computer education, and reading; that the site is generally flat; that the majority of the stormwater management will be directed to the rear of the site, and that a small area will be established in the front of the site; that the soils on the site have a high infiltration rate; that a septic feasibility has not yet been received; that the sprinkler system tank location has been determined, but not yet sized; that driveways and parking spaces will be paved; and that no day care center is proposed.

The Commission found that Shelby Meek, an adjoining property owner, was present in opposition and expressed concerns that she had been advised that a small church was proposed and that an occasional dinner may be served; that the project was not to be a large facility; and that she is concerned about traffic, increased heavy traffic, noise, and that the building is too large of a facility for the size of the parcel.

At the conclusion of the public hearings, the Chairman referred back to this application.

The Commission discussed the points and issues raised during the public hearing.

Motion made by Mr. Phillips, seconded by Mr. Wheatley, and carried unanimously to forward this application to the Sussex County Council with the recommendation that it be approved with the following stipulations:



1. One (1) on-premise sign, not exceeding 32 square feet per side or facing, may be permitted.
  2. The parking areas shall be buffered per the Zoning Ordinance with landscaping.
  3. Basketball courts and play areas shall be utilized only during daylight hours.
  4. Sunday hours shall not exceed 9:00 P.M. Hours from Monday through Thursday shall not exceed 11:00 P.M. Hours on Friday and Saturday shall not exceed 12:00 Midnight.
  5. The site plan shall be subject to review and approval by the Planning and Zoning Commission.
4. C/U #1271--application of THE HORSEY FAMILY, L.L.C. AND DAVID G. HORSEY AND SONS, INC. to consider the Conditional Use of land in an AR-1 Agricultural Residential District for excavation of a borrow pit to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 308.58 acres, more or less, lying south of Route 9, and north of Road 446.

Mr. Hastings and Mr. Schrader abstained from participating in this public hearing.

The Commission found, based on comments received from DelDOT, that a traffic impact study was not recommended and that the level of service "C" of Route 9 and the level of service "A" of Road 446 could change to a level of service "D" because of this application.

The Commission found, based on comments received from the Sussex Conservation District, that no storm flood hazard areas are affected; that a tax ditch may be affected depending upon the location of the pits; that it may be necessary for some on-site and off-site drainage improvements due to the poorly drained and very poorly drained soils which have seasonally high water tables from November through March; that the soils are mapped as Evesboro loamy sand, Fallsington sandy loam, Kenansville loamy sand, Matawan sandy loam, Osier loamy sand, Pocomoke sandy loam, and Woodstown sandy loam; that the Evesboro and Kenansville soils have slight limitations; that the Woodstown soils have slight to moderate limitations; that the Matawan soils have slight to severe limitations; and that the Osier and Pocomoke soils have severe limitations; that the applicants will be required to follow recommended erosion and sedimentation control practices and to maintain vegetation; and that the farmland ratings of the soil types vary from Statewide Importance to Prime Farmland.

The Commission found, based on comments received from the Office of State Planning Coordination, that the State has no objections to the use intended, but recommended that the applicants contact the Division of Historical and Cultural Affairs for a contact person to inspect the site.

The Commission found that a letter from Griffin and Hackett, P.A., on behalf of some of the area residents, and a petition, had been received in opposition to the application and referenced that the possible impact not only on neighboring properties but on a large section of the County must be considered before a Conditional Use may be granted; that the County must consider whether the application creates the depreciating effect of objectionable, hazardous and unsightly uses; that nearly all of the surrounding properties are utilized for agricultural or residential purposes; that the use will not be in conformity with the character and use of surrounding properties; that the borrow pit will generate a great deal of truck and heavy equipment traffic on a daily basis in the vicinity of the parcel; that the truck and heavy equipment traffic will lead to excessive noise, dust, and deterioration of the roads in the area; that the use is contrary to the nearby farming operations which generate comparatively less traffic, primarily on a seasonal basis; that environmental concerns may arise as a result of this application since the parcel contains areas of poorly drained and very poorly drained soils with seasonally high water tables, which may cause flooding on the property as well as those in the immediate vicinity due to water pooling in the excavated areas of the pit; that the tax ditch may be affected depending on the location of the pit; that an open pit presents a safety hazard in the area; that concerns have been expressed that the ground water supply to homes in the area may be affected due to the drainage problems; that the site is not an appropriate location for such an industrial operation and that the conditions imposed by the Zoning Ordinance do not alleviate the adverse impact on the neighboring properties or the County in general. The petition contained 22 signatures in opposition. The petition also referenced that if the application is approved the opposition suggest that stipulations be implemented that buffer zones be provided around the whole perimeter; that the opposition prefers that the buffer zones be in place before excavation is started; that the opposition would like to know who will enforce the compliance of the buffer zones and what the buffer zones will consist of; that the opposition would prefer not to be able to see the operation from the road; and that the opposition request that the ground water be monitored for potential contaminants and the effects it will have on surrounding wells.

The Commission found that David Horsey, James Fuqua, Attorney, and Jeff Clark of Land Tech, Inc. were present and stated in their presentations and in response to questions raised by the Commission that the applicants propose no adverse impact on the neighbors and that they recognize the neighbors concerns; that the applicants have operated a borrow pit southeast of the site since 1985, and that the pit was originally approved by the County in 1980; that the existing operation will relocate to the proposed site in the future; that the general area near the site is agricultural and residential; that the



applicants live in the immediate area; that the site was chosen since borrow pits have existed in the area, since the site is not located in a Development District according to the Comprehensive Plan, and due to the soils available on the site; that the site does have a high water table; that two entrances are proposed, a primary entrance on Road 446 and a secondary entrance on Route 9; that security gates will be provided at both entrance locations; that DelDOT has no objections to the locations of the entrances; that traffic will primarily have ingress/egress from Road 446; that typically trucks will be travelling from the site to Route 20 to go to destination sites; that several areas will be excavated on the site at one time; that the existing farming operation will continue to be farmed for many years; that the operation will include a sand plant and a sand dredge; that the business maintains from \$2,000,000 to \$3,000,000 in equipment; that Road 446 will be resurfaced if required by DelDOT; that pollution will be minimal, if any it will be from the exhaust on the equipment; that dust will be controlled by a water truck; that the applicants propose greater setbacks from property lines than those required by the Zoning Ordinance; that the borrow pit will setback atleast 200 feet from roads and 100 feet from property lines; that buffers will be landscaped to provide visual screening; that a need exists for the materials on the site for projects in the area for agencies, developments, etc...; that the business employs 117 employees with an approximate \$3,000,000 payroll; that the project should generate 20 additional jobs; that the project is projected to be utilized for 30 or more years; that the main activity seen by the residents in the area will be trucking; that the trucks operate from 7:00 A.M. to 6:00 P.M., Monday through Friday; that Saturday hours are occasional and minimal; that the dredge may operate 24 hours a day; that the existing borrow pit may be reclaimed with landscaping and offered to the State for a greenway; that they have no intention of developing the existing borrow pit site or the proposed site into a residential housing project; that there are no known archaeological areas on the site; that the wooded area will be excavated first; that the borrow pit will become a large pond; that the areas disturbed will be revegetated with loblolly pines; that the existing wooded areas within buffers will not be disturbed; that the existing farmlands have a center pivot irrigation system and will remain in use until the farmland is disturbed for excavation; that the dredge excavation could be 90' to 100' in depth; that some of the applicants live directly across from the site; that no complaints have been registered against the existing borrow pit operation; that portions of the existing site may be utilized for another 12 to 15 years; that they anticipated utilizing 100 vehicles per day, which is no greater than the existing operation; that a fuel storage area will be established near the sand plant; that the fuel tanks shall be required to be within a containment area; that the dredge cannot be heard from 800 feet away; that the tax ditch will remain open and will drain into the pit; that the water table will not be affected since the site contains primarily sand and since they are not bringing in foreign materials; that safety benches will be created in the slope of the pit to allow walking out of the pit; that federal mining restrictions are somewhat greater than the County restrictions; that no trespassing signs, keep out signs, danger signs, and deep water signs are in place at the existing pit operation; that the existing pit is approximately 90' to 100' in depth within 8'



to 10' of the pit walls; that the dredge has been on the site of the existing pit for 10 or 12 years; that they are not aware of receipt of any erosion and sediment control plans for the existing site; that typically there are two employees at the site whenever the dredge is operational, one on the dredge and one in the office; that some of the existing stockpiles are 60' in height; and that they are not opposed to the restrictions suggested by the opposition.

The Commission found that Mr. Fuqua submitted a list of proposed conditions, which referenced that no materials may be brought from off the site for processing, mixing or similar purposes; that the operation of the borrow pit shall be controlled to provide reasonable protection to surrounding properties by providing a landscaped unexcavated buffer strip with a minimum width of 100 feet from property boundaries of other owners; that a landscaped unexcavated buffer strip with a minimum width of 200 feet be provided from all street boundaries; that a water truck will be available to control dust from road traffic when conditions require; that hours of operation of the trucking activities shall be from 7:00 A.M. to 6:00 P.M., Monday through Friday, and when required, on Saturday; that there shall be no truck operation on Sunday; that entrance improvements as required by DelDOT will be completed by the applicant; that entrances shall have a fenced gate which shall be secured when the operation is closed; that no materials will be stored on any access roads or buffer areas; that markers will be placed at appropriate locations to designate the pit area; that fuel shall be stored in storage tanks within confinement areas as required by DNREC; that no stumps, branches, debris or similar items will be buried on the site; that a final site plan including all pit side slopes, excavation phasing, and reclamation plans shall be reviewed and approved by the Planning and Zoning Commission prior to commencement of operations; and that the owners shall comply with all State and County erosion and sediment control regulations.

The Commission found that several of the applicant's employees were present in support.

The Commission found that no parties were present in opposition.

At the conclusion of the public hearings, the Chairman referred back to this application.

The Commission discussed the points and issues raised during the public hearing.

Motion made by Mr. Wheatley, seconded by Mr. Lynch, and carried with four votes to defer action. Mr. Hastings did not participate in the vote.



### III. OLD BUSINESS

1. C/U #1267--application of ORVILLE D. AND IDA SYESTER to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an auto body repair and paint shop to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 10.00 acres, more or less, lying west of Road 44, 1,220 feet north of Road 224.

The Commission discussed the points and issues raised during the public hearing on January 28, 1999.

Mr. Allen stated that he has reviewed the tax maps for the general area and found that the area residents in support of the application live in the immediate area, and that he has reviewed the comments submitted by Mr. Skotta, the adjacent property owner, and suggested that the number of vehicles stored outside be limited to four (4) vehicles.

Motion made by Mr. Wheatley, seconded by Mr. Hastings, and carried unanimously to forward this application to the Sussex County Council with the recommendation that it be approved with the following stipulations:

1. The area around the shop shall be fenced immediately upon approval of the site plan with chain-link type of fencing not less than six (6) feet in height.
  2. No more than four (4) vehicles shall be stored outside. No vehicles shall be utilized for parts salvage.
  3. The paint shop shall conform to State DNREC regulations and the regulations of all other governmental agencies.
  4. One unlighted sign, not exceeding 32 square feet per side or facing, may be permitted.
  5. The site plan shall be subject to review and approval by the Planning and Zoning Commission upon receipt of all appropriate agency approvals.
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2. AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY, TO AMEND THE PROVISIONS RELATING TO DEVELOPMENT IN THE C-1 GENERAL COMMERCIAL ZONING DISTRICT, AND THE B-1 NEIGHBORHOOD BUSINESS DISTRICT, TO ADD A NEW PROVISION RELATING TO LARGE SCALE COMMERCIAL USES, TO AMEND THE PROVISIONS RELATING TO OFF-STREET PARKING AND OFF-SITE LOADING, TO AMEND SETBACK PROVISIONS, AND TO BRING OTHER PROVISIONS OF CHAPTER 115 IN CONFORMITY WITH THESE AMENDMENTS.

Motion made by Mr. Wheatley, seconded by Mr. Phillips, and carried unanimously to defer action.

3. SUBDIVISION #98-4--application of SUSSEX VENTURES, INC. to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Dagsboro Hundred, by dividing 24.12 acres into 23 lots, located northeast of Road 326, 0.42 mile northwest of Road 318.

No one was present on behalf of this application.

Mr. Abbott advised the Commission that this application received preliminary approval on May 28, 1998; that manufactured double-wide homes will be permitted; that the final plan is the same as the preliminary; that the plan complies with the Subdivision Ordinance; and that all agency approval have been received.

Motion made by Mr. Phillips, seconded by Mr. Lynch, and carried unanimously to approve this application as a final.

#### IV. OTHER BUSINESS

1. The Orchard Apartments  
Preliminary Multi-Family Site Plan  
Route One

Zach Crouch and Randy Duplechain of Davis, Bowen and Friedel, and Mark Shaffer, developer were present as the Commission reviewed a preliminary multi-family site plan located on Route One near the bridge at Nassau.

Mr. Abbott advised the Commission that the site is zoned C-1 General Commercial; that the proposed use is permitted; that 120 units are proposed and that 123 are permitted by Code; that there are twenty (20)- three story buildings with six (6) units in each building; that the typical buildings are 48' by 48'; that every two (2) buildings are grouped in a 165' square pod with a 40' separation between the pods; that the proposed ingress/egress will be off of Tulip Drive, a public street; that 240 parking spaces are required and that 242 parking spaces have been provided; that there are no encroachments into wetlands; that the site is in a flood zone "X"; that central sewer by Sussex County is proposed; that central water will be provided by Tidewater Utilities; that there are no parking spaces located in the front yard setback; that the plan meets the minimum requirements of the Zoning Ordinance; and that as of this date no agency approvals have been received.



Mr. Crouch and Mr. Duplechain advised the Commission that the plan has been sent to the various agencies for approval and that they have met with the County Engineering Department in reference to the project being served with central sewer.

Mr. Schrader advised the developer and the engineers that they should contact Andy Talley in the County Engineering Department about sewer easements.

Motion made by Mr. Phillips, seconded by Mr. Wheatley, and carried unanimously to approve the site plan as a preliminary.

2. SUBDIVISION #96-2--Springfield Enterprises  
Time Extension

The Commission reviewed a request for a time extension to provide the developer time to obtain the necessary approvals for the 210-lot subdivision application.

Mr. Abbott advised the Commission that the developer is negotiating with DNREC about the proposed septic design, that time extensions for one year each were granted on February 13, 1998 and February 13, 1997; that the application received preliminary approval on February 22, 1996 for 210 lots, and that the only agency approval received to date is from DelDOT, which has probably expired.

Motion made by Mr. Hastings, seconded by Mr. Wheatley, and carried unanimously to approve a six- (6) month time extension with the stipulation that this will be the last extension considered.

3. SUBDIVISION #96-17--Dale Wheatley  
Time Extension

The Commission reviewed a request for a time extension to provide the developer time to obtain the necessary approvals for the 88-lot subdivision application.

Mr. Abbott advised the Commission that this request is for the developer to obtain all agency approvals; that the final design has been submitted to all agencies for review and approval; that preliminary approval was granted on October 9, 1997; that the DNREC approval has been received; and that the staff has reviewed the final record plan for compliance with the Subdivision and Zoning Ordinances.

Motion made by Mr. Wheatley, seconded by Mr. Lynch, and carried unanimously to grant a one-year time extension.

4. SUBDIVISION #96-19--Sussex Ventures, Inc.  
Time Extension

The Commission reviewed a request for a time extension to provide the developer time to obtain the necessary approvals for the 21-lot subdivision application.

Mr. Abbott advised the Commission that the request is so that the developer can obtain all agency approvals; that preliminary approval was granted December 5, 1996; that a time extension was granted on February 12, 1998; and that as of this date, the staff has not received any agency approvals.

Motion made by Mr. Hastings, seconded by Mr. Phillips, and carried unanimously to grant a one-year time extension.

5. SUBDIVISION #97-3--William Glen, IV  
Time Extension

The Commission reviewed a request for a time extension to provide the developer time to obtain the necessary approvals for the 17-lot subdivision application.

Mr. Abbott advised the Commission that preliminary approval was granted on July 24, 1997; that no agency approvals have been received to date; and that the engineer advised the staff that the final design is underway and should be completed within four (4) months.

Motion made by Mr. Hastings, seconded by Mr. Lynch, and carried unanimously to grant a six-month time extension.

6. SUBDIVISION #97-4--Robin Beard  
Time Extension

The Commission reviewed a request for a time extension to provide the developer time to obtain the necessary approvals for the 21-lot subdivision application.

Mr. Abbott advised the Commission that preliminary approval was granted August 28, 1997; that the developer is investigating a central sewer system because of the number of lots that would require mound systems; and that as of this date, no agency approvals have been received.

Motion made by Mr. Wheatley, seconded by Mr. Lynch, and carried unanimously to grant a six-month time extension.



7. SUBDIVISION #98-2--Blue Ribbon Properties, L.L.C.  
Time Extension

The Commission reviewed a request for a time extension to provide the developer time to obtain the necessary approvals for the 34-lot subdivision application.

Mr. Abbott advised the Commission that preliminary approval was granted February 26, 1998, and that as of this date, no agency approvals have been received.

Motion made by Mr. Hastings, seconded by Mr. Lynch, and carried unanimously to grant a one-year time extension.

Meeting Adjourned at 10:35 P.M.