

MINUTES OF THE REGULAR MEETING OF MARCH 22, 2018

The regular meeting of the Sussex County Planning and Zoning Commission was held on Thursday evening, March 22, 2018 in the County Council Chamber, Sussex County Administration Office Building, Georgetown, Delaware.

The meeting was called to order at 6:00 p.m. with Chairman Ross presiding. The following members of the Commission were present: Mr. Martin Ross, Ms. Kim Hoey-Stevenson, Mr. Doug Hudson, Mr. Keller Hopkins, Mr. Robert Wheatley-absent, with Mr. Vince Robertson – Assistant County Attorney, Ms. Janelle Cornwell – Director, Mrs. Jennifer Walls – Planning Manager, and Mr. Jamie Whitehouse - Planner III.

Motion by Ms. Stevenson, seconded by Mr. Hudson, and carried unanimously to approve the Agenda as posted. Motion carried 4-0.

Motion by Mr. Hudson, seconded by Mr. Hopkins, and carried unanimously to approve the Minutes for February 22, 2018 and March 8, 2018 as revised. Motion carried 4-0.

OLD BUSINESS

2017-17 Haileys Glen (also known as Kielbasa) – David K. Kielbasa and Terry Jan Kielbasa This is a cluster/ESDDOZ subdivision. The cluster/ESDDOZ subdivision proposes to subdivide 32.3 +/- acres into sixty-eight (68) single family lots. The property is located on the north side of Angola Rd. and across from Angola Beach Rd. Zoning: AR-1 (Agricultural Residential District). 911 Address: 33199 Angola Rd., Millsboro. Tax Map I.D. 234-12.00-11.00

The Planning Commission discussed the application which had been deferred since March 8, 2018.

The Planning Commission discussed concerns with the road for the emergency access; that the only one way in with bump outs has been provided; that they prefer full turn arounds but will defer to the Fire Marshal's determination; that there is a lack of amenities provided on site; that shared amenities with neighboring communities is a concern due to fairness and there is the potential for parking shortage for the amenities; that provision of onsite amenities is intended to reduce traffic on the roads; and that there may be an option for connecting to neighboring amenities; however, wetlands may be impacted.

Motion by Mr. Hudson, seconded by Ms. Stevenson and carried unanimously to defer action for further consideration. Motion carried 4-0.

C/U #2119 Chad Hayes

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for automotive sales with minor repairs and contractor office with storage to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 0.909 acres, more or less. The property is located on the north side of Lewes-Georgetown Hwy. (Rt. 9) approximately 812 ft. east of Sand Hill Rd. 911 Address: 22091 Lewes-Georgetown Hwy., Georgetown. Tax Map I.D. 135-15.00-40.00

The Planning Commission discussed the application which had been deferred since March 8,

2018.

The Planning Commission discussed the number of vehicles; and that there were concerns regarding potential for inoperable vehicles.

Ms. Stevenson moved that the Commission recommend approval of Conditional Use #2119 for Chad Hayes for automotive sales with minor repairs and a contractor's office based upon the record made at the public hearing and for the following reasons:

1. Conditional Use #1465, approved in 2002 as Ordinance #1571, permitted the sale of go kart and go kart parts as well as the storage of contractor building materials. This use is consistent with that prior approved use on this property.
2. The application no longer desires to service and sell go karts from this site. Instead, the applicant wants to sell cars and do minor repairs on cars he plans to sell. The applicant desires to keep the existing contractor's office on the site.
3. The project, with the conditions and stipulations placed upon it, will not have an adverse impact on the neighboring properties or community.
4. The use as a small automotive sales facility is of a public or semi-public character and is desirable for the general convenience and welfare of the area.
5. The automotive repairs that will occur on the site will be minor and will be on vehicles that the applicant is prepping to sell from the property.
6. This recommendation for approval is subject to the following conditions and stipulations:
 - A. The hours of operation shall be from 8:00 a.m. to 6:00 p.m., Monday through Saturday.
 - B. One lighted sign, not to exceed 32 square feet per side, shall be permitted.
 - C. Security lighting shall be downward screened and shall be directed away from neighboring properties and roadways.
 - D. Any dumpsters shall be screened from view of neighbors and roadways. The dumpster locations shall be shown on the Final Site Plan.
 - E. All repairs shall be performed indoors. No automobile parts shall be stored outside.
 - F. No junked, unregistered or permanently inoperable vehicles or trailers shall be stored on the site.
 - G. No more than 12 cars shall be displayed for sale on the site at any one time.
 - H. All display areas, parking and storage areas shall be clearly depicted on the Final Site Plan.
 - I. The use shall be subject to any DelDOT entrance and roadway requirements.
 - J. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.

Motion by Ms. Stevenson, seconded by Mr. Hopkins and carried unanimously to forward this application to the Sussex County Council with a recommendation that the application be approved for the reasons stated. Motion carried 4-0.

Ord. 18-7 Yards and Open Spaces, Ramps

An Ordinance to amend Chapter 115 of the Code of Sussex County by amending Article XXV, §115-181 relating to yards and open space generally.

The Planning Commission discussed the application which had been deferred since March 8, 2018.

Mr. Robertson stated that staff would like to rework the proposed ordinance based on testimony by the Commission and Council and the cleanest way to address the current ordinance is to recommend denial and staff will come back with a new ordinance.

Motion by Ms. Stevenson, seconded by Mr. Hudson and carried unanimously to forward this application to the Sussex County Council with the recommendation that the application be denied based upon the staff and legal counsel. Motion carried 4-0.

PUBLIC HEARINGS

Mr. Robertson described how the public hearings are processed.

2017-20 The Grove at Love Creek - J.G. Townsend, Jr. & Co.

This is a cluster/ESDDOZ subdivision. The cluster/ESDDOZ subdivision proposes to subdivide 200.69 +/- acres into two-hundred forty-seven (247) single family lots, amenities and site improvements to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County. The property is located on the south sides of Ward Rd. (Rd. 283A) and Cedar Grove Rd. and east of Mulberry Knoll Rd. (Rd. 284). The subdivision is zoned AR-1 (Agricultural Residential District) and GR (General Residential District). 911 Address: None Available. Tax Map I.D. 334-12.00-16.00

Ms. Cornwell advised the Commission that submitted into the record were a site plan, an exhibit booklet, comments from the Sussex Conservation District, Delaware Electric Co-op, DNREC Division of Watershed, Division of Groundwater Discharge, Division of Fish and Wildlife Division, State Fire Marshal Office, Chesapeake Utilities, DelDOT, Sussex County Engineering Department Utility Planning Division, Public Works Division and Mapping and Addressing Department. Ms. Cornwell also indicated for the record that the community will be known as Fieldstone.

The Commission found that Gene Bayard, Attorney with Morris James, LLP, Ring Lardner, P.E., with Davis, Bowen and Friedel, Inc., Ed Launay, with Environment Resources, and Nick Hammonds, with Jack Lingo Asset Management were present on behalf of the application; that Mr. Bayard stated this is GR housing opportunity with AR housing opportunity; that Mr. Lardner stated this a development of quality; that it is in the Level 2 and 3 State Strategy classifications; that the site is within the ESDDOZ; that an environment assessment and public facility report were submitted as part of the exhibit booklet; that the site is split zoning AR-1 and GR; that the area has grown since 1992; that National Wetland Map and delineation has been done and shows the site within the 100 year floodplain and a portion in AE and A in the Hettie Fisher Glade area; that they will comply with the floodplain requirements; that the project was reviewed by PLUS on June 28, 2017 and a response was submitted; that the responses regarding TAC comments, PLUS and staff comments were submitted and addressed; that the site is 200.46 acres; that this is a proposed cluster subdivision which meets GR requirements and is uniform between both zoning districts; that all lots will be at least 10,000 square feet with 30 foot front yard setback, 10 foot side and 10 foot rear yard setbacks; that the gross density is 1.23 units per acre or 1.39 units per acre with wetlands; that 50 plus acres are between the proposed subdivision and Mulberry Knoll Road; that a 50 foot buffer is proposed between the project and residual area but they are requesting a waiver for the buffer to be landscaped and not forested; that they are requesting a landscaped and berm buffer due to utilities along Cedar Grove Road; that there are non-tidal

wetlands, tidal wetlands and water bodies on site; that they propose a 100 foot buffer of existing forest along all wetlands and water bodies with a few exceptions; that it will be made up of three clusters; that there is a proposed community park, clubhouse and pool in the western cluster and may be relocated to the center of the cluster; that they propose a boathouse/kayak launch per agency approvals to access Love Creek; that the proposed subdivision will have water provided by Tidewater Utilities and central sewer provided by Sussex County; that there will be sidewalks on one side of the road; that they meet or exceed stormwater management regulations; that the subdivision contains 115.79 acres of open space which is over 57 percent; that project will preserve 78.13 acres of woods or 57 percent of the existing woodland; that a TIS was done for a campground with 2,488 trips and with the subdivision there will be 2,389 trips per day and a new TIS was not required if agreed to improvements are constructed; that they are working with DelDOT; that they have to improve Cedar Grove Road to Postal Lane with a full entrance off of Cedar Grove Road; that they have entered into an agreement for other improvements; that they have submitted a written response to Chapter 99-9C; that the project provides a 100 foot buffer along wetlands; that Mr. Launay stated there is an old dredge spoil area where a buffer less than 100 feet will be provided; that Welch's pond is considered an isolated wetlands but will have a 100 foot buffer; that those two sites are near lots 193-196; that 170 acres is uplands which is 88 percent of the site; that 30.37 acres are considered wetlands; that recreational use will be provided (kayak launch) in an upland area along the water with minimal impact to wetlands; that the recreation site is 100 feet from federal wetlands boundary and not state wetland boundaries; that 42 percent of the site which is a little over 85 acres are protected wetlands; that Welch's Pond is over seven acres and is considered habitat for species of concern in Delaware including three species of amphibians (frogs); that these species are not federally listed as endangered species, but are rare species in Delaware and more common in other states; that Welch's Pond is a fishless pond which is beneficial for the frog life cycle; that 80 percent of the habitat is within 540 feet of the pond and they will try to preserve the area; that 30 acres is primary habitat zone and 15.83 in secondary zones that will be preserved; that 76 percent perimeter of the pond is not being altered; that there is a 540 foot zone that is wooded and they are preserving 60 percent of it; that the pond has been impacted with Phragmites in the area; that there is no stormwater management for the Coastal Towing facility and stormwater runs into the pond; that Mr. Hammonds stated Tidewater Landing has a density of 2.3 units on 113 acres across from Love Creek; that Coastal Club has 600 units, Kindleton on the north side of Robinsonville Road has a density of 2.2 density and on the south side The Retreat has 161 units, Belle Terre has 269 units with a density of 2.2 and Saddle Ridge has 81 units on 40 acres on Route 24; that this project as proposed is less dense than others in the area but consistent within housing types for square footage; that they believe the project meets the goals of the County subdivision regulations; that Mr. Bayard stated this is a unique design; that no lots front on Love Creek; that there are proposed findings and conditions in the exhibit booklet; that Mr. Lardner stated they will grade the lots in the floodplain and will comply with the floodplain requirements; that they believe wet ponds are a good stormwater management option; that it is highly unlikely nutrients will be applied, but if so they will have a nutrient management plan; that Welch's Pond will be left in its current state; that there is no plan for the residual lands at this time but they have provided the opportunity for interconnectivity; that they are not touching any run-off from Coastal Towing due to liability; that there is no access off of Ward Road and possible access off of Mulberry Knoll Road if residual area develops; that they deferred to the Fire Marshal regarding a second access or construction entrance off of Ward Road; that Ward Road is a narrow State maintained road being 18 feet at its widest point; that they will have construction phases; that they will start with the east cluster and move to the west; that a bus stop will be determined by school district based on the number and age of students; that the residual area is not included in the density

calculation; that the HOA documents are expandable; that they will talk to the Post Office for a cluster mailbox; that there will be no access to Welch's Pond except from the back of homes adjacent to the pond; that Mr. Launay stated they can use certain herbicides to address Phragmites if needed and needs management and the HOA could coordinate with DNREC; that Mr. Bayard stated no manufactured homes will be within the development per deed restrictions; and that Mr. Lardner stated they will work with Engineering to get to the Pump Station.

The Commission found that no spoke in favor to the application.

The Commission found Michael Weiss, Tom Tulley, and James Schneider spoke in opposition to the application; that Mr. Weiss stated he had questions about the boathouse and what is it for and Love Creek is not very deep in the summer; that what kind of runoff into Hettie Fisher Glade and Love Creek; that Mr. Hammonds stated the boathouse design would be for kayaks and nonmotorized boats; that Mr. Tulley stated he has questions about the blue area on the plans and questioned if they are ponds or stormwater ponds; that Mr. Robertson stated they are stormwater ponds and the location and numbers may change; that Mr. Tulley asked about the road width; that Mr. Schneider stated that is was a nice presentation and better proposal but there are another 900 houses to be built in the area and that he has concerns with traffic.

At the conclusion of the public hearings, the Commission discussed this application.

Motion by Ms. Stevenson, seconded by Mr. Hudson, and carried unanimously to defer action for further consideration. Motion carried 4-0.

C/U #2122 Richard Thurman Jr. (Arbor Care)

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a plant, tree, and lawn care diagnostic center to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.0 acres, more or less. The property is located on the southwest side of Robinsonville Rd., approximately 1,737 ft. south of Kendale Rd. 911 Address: 20182 Robinsonville Rd, Lewes. Tax Map I.D. 234-6.00-88.01

Ms. Cornwell advised the Commission that submitted into the record were a site plan, staff analysis, comments from the Sussex Conservation District, Sussex County Engineering Utility Planning Division, results from DelDOT Service Level Evaluation stating a TIS was not required and a letter signed by four neighbors in support of the application.

The Commission found that Richard Thurman, Jr. was present of behalf of the application; that Mr. Thurman stated his company mark out trees to preserve for developments; that he purchased the property for his home; that there is agricultural land around the entire property; that he has planted trees around the entire parcel; that he has ten employees; that equipment needed for the jobs is stored indoors; that two trailers are parked on site; that he has nine vehicles, two employees take their vehicle home every night; that there is one secretary on site; that all the larger trucks are stored inside; that he would not like a sign; that there will be 15 parking spaces; that the hours of operation are 7:00 a.m. to 5:00 p.m. and they do snow plowing as well and the hours would be 24 hours a day; that he would request the hours of operation to be 6:00 a.m. to 8:00 p.m. it would not happen often but gives opportunity and he would like seven days a week; that the trucks have back-up signals and the trailers do not; that the dumpster will be on site and cannot be seen from the road or the neighbors; that parking number does not include personal

vehicles; and that 15 parking spaces will be available.

The Commission found that no spoke in favor of the application or in opposition to the application.

At the conclusion of the public hearings, the Commission discussed this application.

Motion by Ms. Stevenson, seconded by Mr. Hopkins, and carried unanimously to defer action for further consideration. Motion carried 4-0.

C/U #2123 Mark Yoder Jr.

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for multi-family as a retirement community to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 43.748 acres, more or less. The property is located at the southeast corner of Hickman Rd. and University Dr. 911 Address: 6939 Hickman Rd., Greenwood. Tax Map I.D. 530-9.00-4.00 & 0530-4.00-23.00

Ms. Cornwell advised the Commission that submitted into the record were a site plan, staff analysis, and an exhibit booklet.

The Commission found Mark Yoder, Jr. and Dave Heatwole, with Morris Ritchie Associates were present on behalf of the application; that Mr. Yoder stated the units would be owned by the company and they sell life leases; that they are 1,500 to 1,600 square feet units; that they have existing 47 homes at Country Rest Homes across the street; that the 100 units proposed will be independent living with some assisted living; that there will be 35 independent homes; that there will be 45 independent living units under one roof which will include common spaces such as a cafeteria and activity spaces; that there will be a lot of open space; that this is an expansion of the existing use; that this is a 55 plus community and try to be flexible if there are others with needs; that people come there very independent; that their needs eventually increase; that they are considered a continuing care community; that they do have the nursing home and small assisted living facility; that they will provide staff to assist residents if necessary; that they will work through challenging situations best as they can; that there is a disclosure about noise and odors in the area; that the site is not near hospitals; that they are not for everybody; that they are considered affordable; that they have been there since the 1990's; that will not be rentals of the units; however, he would like the option if a need arises; that there will be full time staff within the large building; that they will have a cafeteria; that Mr. Heatwole stated there will be some amenities with a building; that they will be a licensed water and sewer operator; that the septic will meet DNREC tier PSN2; and that will have to have a legal agreement and escrow account for the sewer system.

The Commission found William Wright, Robert Layton, Nancy Layton, and Gretchen Klein spoke in favor to the application: that Mr. Wright stated he moved there in 2004; that there is no mowing of grass or snow removal; that appliances are provided and repairs are done within eight hours; that he is very happy living there; that Mr. Layton stated he couldn't be more happier; that he has a good landlord and in favor of the development; that he would like to downsize from a 1,600 square foot house; that there is a nursing home on site and they are happy to help with needs; that Ms. Layton stated her neighbor had issues and help was provided; that she is grateful she moved there, they are warm and very friendly there; that Ms. Klein has concerns with aerial

spraying near a residential area; that there are some effect on the farmland; and that she is not opposed.

The Commission found that no one spoke in opposition to the application.

At the conclusion of the public hearings, the Commission discussed this application. The Commission had concerns with the location, sewer option and use in the future if sold as the Conditional Use runs with the land and the possibility of it being used as other uses.

Motion by Mr. Hopkins, seconded by Mr. Hudson, and carried unanimously to defer action for further consideration. Motion carried 4-0.

OTHER BUSINESS

Middle Creek Preserve (2016-01)

Final Subdivision Plan

Mr. Whitehouse advised the Commission that this is a Final Subdivision Plan for Middle Creek Preserve (2016-01) for the subdivision of 314 parcels with site improvement to be located off Angola Road. The property is zoned Agricultural Residential (AR-1) and is within the Environmentally Sensitive Development District Overlay Zone. Planning & Zoning Commission approved a Revised Preliminary Subdivision Plan at its meeting of May 11, 2017. Tax Parcels ID: 234-11.00-51.00, 54.00, 54.01, 54.02, 54.03 & 234-12.0-14.00. The Final Subdivision Plan complies with the Zoning and Subdivision Code. Staff are in receipt of all agency approvals.

Motion by Mr. Hopkins, seconded by Ms. Stevenson, and carried unanimously to approve the final subdivision plan. Motion carried 4-0.

Ocean Meadows (2016-02) (formerly known as The Estates at Cedar Grove)

Final Subdivision Plan

Mr. Whitehouse advised the Commission that this is a Final Subdivision Plan for a major AR-1 Cluster Subdivision of 100 lots on a 70.23 Ac parcel of land that is accessed from Beaver Dam Road (SCR # 285). Planning & Zoning Commission approved the Preliminary Subdivision Plan at its meeting of July 28th, 2016. The Final Subdivision Plan complies with the Zoning and Subdivision Code. Staff are in receipt of all agency approvals. Tax Parcel ID: 234-2.00-2.00. Zoning District is AR-1 (Agricultural Residential).

Motion by Mr. Hopkins, seconded by Ms. Stevenson, and carried unanimously to approve the final subdivision plan. Motion carried 4-0.

Angola Beach and Estates MHP

Revised Site Plan

Mr. Walls advised the Commission that this is a Revised Site Plan for the relocation of six lots, three lots on Daisy St. and three lots on North Beach Drive, within the Angola Beach and Estates Mobile Home Park. The six original lots were lost when lots were consolidated on Dunes and Beacon Courts as approved by Planning and Zoning Commission on January 12, 2017. Parcel is zoned AR-1. Tax ID: 234-18.00-1.00. Staff is in receipt of all agency approvals.

Motion by Ms. Stevenson, seconded by Mr. Hudson, and carried unanimously to approve the

revised site plan. Motion carried 4-0.

The Peninsula – Marina Bay Phase 6B (RPC)

Revised Site Plan

Mrs. Walls advised the Commission that this is a revised site plan for Marina Bay Phase 6B Area 9 to add an additional townhouse unit 229A to Area 9.7 and revising permanent easements. Phase 6B Area 9 was previously revised on May 25, 2016 which further re-subdivided Area 9 into Areas 9 and 9.1 – 9.8. The Peninsula RPC was approved for 325 single family attached townhouses. There are 48 townhome units currently included in Areas 9.1-9.8 and an additional 22 units in Area 9 (70 total), including the proposed 229A. Previously recorded plans for Area 9 included a total of 71 townhouse units. The parcel is zoned MR-RPC and the Tax I.D. is 230-30.00-314.00.

Motion by Mr. Hudson, seconded by Mr. Hopkins, and carried unanimously to approve the revised site plan and final site plan. Motion carried 4-0.

Salt Pond Plaza (S-18-09)

Preliminary Site Plan

Mr. Whitehouse advised the Commission that this is a Preliminary Site Plan for Salt Pond Residential Planned Community (MR-RPC) for designation of a 9,665 SF lot for B-1 use, and the construction of a bicycle sales, repair and rental shop, with associated parking and landscaping. The parcel is accessed from Bethany Loop Boulevard. The Preliminary Site Plan complies with the Zoning Code and all conditions of approval for the RPC. Staff are awaiting agency approvals.

Tax Parcel: 134-13.00-1843.00

Motion by Mr. Hudson, seconded by Ms. Stevenson, and carried unanimously to approve the preliminary site plan with final site plan approval subject to Planning Commission upon receipt of all agency approvals. Motion carried 4-0.

Delaware Shore Equity (S-18-13) (CU 2048)

Preliminary Site Plan

Mr. Whitehouse advised the Commission that this is a Preliminary Site Plan for a warehouse and office building to receive and store HVAC equipment on a 1.47 Ac parcel of land accessed from John J. William Highway (DE. RT #24). The site plan follows the approval of CU 2048 which was considered by Planning & Zoning Commission at its meeting of May 4, 2016 and approved by County Council at its meeting of June 21, 2016 subject to conditions. The Preliminary Site Plan complies with the Zoning Code. Staff are in receipt of all agency approvals, but are not in receipt of a detailed landscape buffer plan. Tax Parcel ID: 234-11.00-502.00. Zoning District: AR-1 (Agricultural Residential).

The Commission discussed the landscape buffer; that the Commission has the ability to waive buffer requirements; that the Commission does not have the ability to waive the condition; that through site plan approvals the Commission has the ability to waive specific requirements on the buffer; that the County Council approved to add on the buffer requirement; that the buffer requirement for Conditional Uses section 218 references residential uses and this is not a residential use; that County Council said they need to have a buffer; that Commission stated they need to have a landscape plan associated with the buffer; that the County Council did not clarify; that there is an issue with the building construction and if the buffers are geometrically possible

to have buffers; and that there was no public comment in favor or opposition at the hearing of Planning and Zoning Commission and County Council.

Motion by Mr. Hudson, seconded by Mr. Hopkins, and carried unanimously to approve the preliminary site plan and final site plan as submitted. Motion carried 4-0.

Lands of Esham

Minor Subdivision off 50 ft. easement

Mrs. Walls advised the Commission that this is a minor subdivision of one lot measuring 1.5541 acres off a 50' easement over an existing driveway with a residual parcel measuring 8.9854 acres. The parcels are located off Westwoods Rd. The parcel is zoned AR-1. Tax ID: 333-7.00-2.07. Staff are awaiting agency approvals.

Motion by Ms. Stevenson, seconded by Mr. Hopkins, and carried unanimously to approve the minor subdivision off a 50 ft. easement with final site plan approval subject to staff upon receipt of all agency approvals. Motion carried 4-0.

Lands of Gerald Jester

Minor Subdivision off 50 ft. easement

Mrs. Walls advised the Commission that this is a minor subdivision of a parcel creating one new lot measuring 1.48 acres +/- off a 50' easement over an existing driveway. The new parcel has adequate road frontage, however are proposing a shared driveway. The residual parcel will measure 1.52 acres +/- . The parcel is located off Wilson Hill Rd. Zoning is AR-1. Tax ID: 231-4.00-13.01. Staff are awaiting agency approvals.

Motion by Mr. Hudson, seconded by Mr. Hopkins, and carried unanimously to approve the minor subdivision off a 50 ft. easement with final site plan approval subject to staff upon receipt of all agency approvals. Motion carried 4-0.

Meeting adjourned at 8:44 p.m.