

MINUTES OF THE REGULAR MEETING OF FEBRUARY 23, 2017

The regular meeting of the Sussex County Planning and Zoning Commission was held on Thursday evening, February 23, 2017 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 Wheatley presiding. The following members of the Commission were present: Mr. Robert Wheatley, Mr. Doug Hudson, Mr. Keller Hopkins, Mr. Martin Ross, Ms. Kimberly Hoey- Stevenson, with Mr. Vince Robertson – Assistant County Attorney, Ms. Janelle Cornwell – Director, Mrs. Jennifer Walls - Planning Manager and Mr. Daniel Brandewie – Planner II.

Motion by Mr. Ross, seconded by Mr. Hudson, and carried unanimously to approve the Agenda as revised for the removal of the Approval of Minutes. Motion carried 5-0

OLD BUSINESS

C/U #2065 Keith Properties, Inc.

An Ordinance to grant a Conditional Use of land in a MR (Medium Density Residential District) and a B-1 (Neighborhood Business District) for a craft distillery to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.22 acres, more or less. The property is lying at the southwest corner of Lighthouse Rd. (Rt. 54) and Fenwick Shoals Blvd. 911 Address: 38016 Fenwick Shoals Blvd., Selbyville. Tax Map I.D. 533-19.00-753.00

The Commission discussed this application which has been deferred since February 9, 2017.

Mr. Hudson stated that he would move that the Commission recommended approval of Conditional Use No. 2065 for Keith Properties, Inc. for a craft distillery based on the record made during the public hearing and for the following reasons:

1. This application is for property that is zoned B-1 and there are currently commercial uses and buildings on the property. In addition, the site is approved with a prior Conditional Use for a winery/store under CU #1873 and Ordinance # 2184. Under these circumstances, a distillery is appropriate for this site.
2. The use as a craft distillery is also approved and regulated by the Delaware Alcoholic Beverage Control Commission, and there are limitations on the volume of distilled spirits manufactured on the premises.
3. The use will be entirely within the space formerly occupied by the winery and it will use much of the equipment previously associated with the winery. As a result, there will not be any material change from the use that currently exists on the property.
4. The applicant has stated that the use will not generate a significant amount of truck deliveries to or from the site. There will not be any more deliveries than would occur for a permitted use under the B-1 zoning of the site.

5. This use will not have an adverse impact on neighboring properties, roadways, or surrounding properties.
6. This recommendation is subject to the following conditions:
 - A. The use shall be limited to a craft distillery as regulated by the Delaware Alcoholic Beverage Control Commission.
 - B. Signage shall be in accordance with the sign regulations that exist for the underlying B-1 District.
 - C. All State and Federal regulatory requirements shall be met.
 - D. The applicant shall comply with all requirements of the Sussex County Engineering Department regarding any discharged wastewater in a County Sewer System.
 - E. Council should confirm with the applicant whether this Conditional Use is intended to replace Conditional Use # 1873 and Ordinance #2184. If so, part of Council's approval of this conditional use should be the cancellation of the prior one.
 - F. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

Motion by M. Hudson, seconded by Mr. Ross, and carried unanimously to forward this application to the Sussex County Council with the recommendation that the application be approved for the reasons and with the conditions stated: Motion carried: 4-0. Ms. Stevenson did not vote as she was not on the Commission at the time of the public hearing.

C/Z #1812 Oxford Chase Development Corp. – c/o Howard Crossan

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Broadkill Hundred, Sussex County containing 2.98 acres, more or less. The property is located at the southeast corner of Lewes-Georgetown Hwy. (Rt. 9) and Fisher Rd. (Rd. 262). 911 Address: None Available. Tax Map I.D. 235-30.00-50.00 (Part of)

The Commission discussed this application which has been deferred since February 9, 2017.

Mr. Hudson stated that he would move to recommend the approval of C/Z #1812 for Oxford Chase Development Corp. – c/o Howard Crossan for a change of zone from AR-1 Agricultural Residential to CR-1 Commercial Residential based upon the record made during the public hearing and the following reasons:

1. This site is along Route 9, next to a lighted intersection with Fisher Road. This is an appropriate location for CR-1 zoning.
2. The site is the extension of a triangular area of land that has existing commercial zoning with several commercial uses. The land is confined by existing borders of Route 9, Fisher Road and railroad tracks. While this unique location along Route 9 supports commercial zoning, this recommendation should not be considered as an endorsement of commercial zoning everywhere on Route 9.

3. The rezoning to CR-1 in this location will not have an adverse impact upon adjacent roads, properties, community facilities or the neighborhood in general.
4. The rezoning to CR-1 will allow the property to be developed in a way that will benefit the nearby residents of Harbeson, Cool Spring and other nearby communities at a location that is appropriate for such future commercial uses.
5. The applicant has stated that the site will be served by Artesian Water Company which will provide adequate water and wastewater treatment for any future development of the site.
6. The rezoning meets the purpose of the Zoning Code in that it promotes the orderly growth, convenience, order, prosperity and welfare of the County.
7. The rezoning is in compliance with the Sussex County Comprehensive Plan, which states that CR-1 zoning is one of several appropriate zoning classifications for this location.
8. No parties appeared in opposition to this application.

Motion by Mr. Hopkins, seconded by Mr. Hudson, and carried unanimously to forward this application to the Sussex County Council with the recommendation that the application be approved for the reasons and with the conditions stated: Motion carried 3-0. Mr. Wheatley recused and Ms. Stevenson did not vote as she was not on the Commission at the time of the public hearing.

C/Z #1813 Delaware Animal Products, LLC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a LI-1 (Limited Industrial District) to a LI-2 (Light Industrial District) for a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County containing 13.604 acres, more or less. The property is located on the south side of Redden Rd. (Rt. 40), approximately 1,192 ft. east of Sussex Hwy. (U.S. Rt. 13). 911 Address: 9174 Redden Rd., Bridgeville. Tax Map I.D. 131-11.00-6.00

The Commission discussed this application which has been deferred since February 9, 2017.

Mr. Ross stated that he would move to recommend the denial of C/Z #1813 for Delaware Animal Products, LLC for a change of zone from LI-1 Limited Industrial to LI-2 Light Industrial based upon the record made during the public hearing and for the following reasons:

1. While the property that is the subject of this application is currently zoned LI-1, there is an important distinction between the purposes of the LI-1 Zone and the proposed LI-2 Zone. In the case of LI-1, the Code states that “all uses shall be conducted within a completely enclosed building with no open storage of raw, in- process or finished material.” And, the uses should occur “in modern, landscaped buildings”. In contrast, LI-2 permits open manufacture and storage of materials and there is no requirement that the uses or manufacturing must occur within a structure.
2. This property is adjacent to agricultural uses, including an orchard, that

have been in existence for decades. In addition, there was testimony in the record that at least two residences are within very close proximity to the proposed LI-2 use.

3. The applicant is currently operating a use that would be permitted under the LI-2 zoning on the site. This use is an outdoor operation that “reprocesses wood into mulch and fine mulch for animal bedding.”
4. There was testimony from residents that this operation currently is extremely loud, to the point where it prohibits their peaceful and quiet enjoyment of their properties. The use can be clearly be heard and the vibrations felt both inside and outside of their homes.
5. If rezoned to LI-2, the following are examples of outside uses that could occur on the property besides the use proposed by the applicant: aluminum extrusion, fabricating or forming; machinery manufacture and machine shops; manufactured home and modular home manufacturing; metal products manufacturing; pulp goods, pressed or molded; radiator repair, cleaning and flushing; or other wood product manufacturing.
6. Under the current LI-1 zoning, the potential uses are much more limited, and again all of the permitted uses must occur within an enclosed building. Because the LI-1 uses are more limited and must occur within a structure, they are much more compatible with the surrounding agricultural and residential uses.
7. Based on the testimony in the record from several nearby residents and property owners, the proposed rezoning to LI-2 will have an adverse effect on neighboring properties and the community.
8. There was testimony in the record that the Applicant’s proposed use, which is currently occurring on the property, will have an adverse impact on his orchard crop through dust, noise and vibrations. I believe that these concerns would also extend to other outside uses permitted on the site if it is rezoned to LI-2.
9. There are other more appropriate locations for the applicant’s proposed use and possible future LI-2 rezoning that would not have an impact on existing residences or agricultural uses.
10. For all of these reasons, it is my recommendation that this rezoning application be denied.

Motion by Mr. Ross, seconded by Mr. Hopkins and carried unanimously to forward this application to the Sussex County Council with the recommendation that the application be denied for the reasons. Motion 4-0. Ms. Stevenson did not vote as she was not on the Commission at the time of the public hearing.

PUBLIC HEARINGS

Mr. Robertson described how the public hearings are processed.

C/U #2067 Stockley Materials, LLC

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential

District) for a commercial landscaping material sales and storage facility to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.65 acres, more or less. The property is located on the south side of Lewes-Georgetown Hwy. (Rt. 9) approximately 0.3 miles southwest of Coastal Hwy (Rt. 1). 911 Address: 32402 Lewes-Georgetown Hwy., Lewes. Tax Map I.D. 334-5.00-192.00

Mr. Robertson stated he would not participate in this public hearing

Ms. Cornwell advised the Commission that there was a staff analysis submitted into the record as part of the application; that comments were received from the Sussex County Utility Planning Division and that; the applicant submitted a site plan and an exhibit booklet.

The Commission found Mark Davidson, of Pennoni Associates, Bob Stickles, General Manager of Stockley Materials were present on behalf of the application; that in September 2015 Conditional Use No. 2024 was approved by the County Council; that during settlement it was discovered the parcel was a different shape; that the final site plan excluded the triangle part of the parcel; that this application is to include that portion of the project; that all the conditions County Council required from the original conditional use will be met; that the landscaping will still be followed; that the existing dwelling was found not feasible to use as an office; and they obtained a Special Use Exception to place a manufactured home type structure on the site'

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

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

Mr. Hopkins stated that he would move that the Commission recommend approval of Conditional Use No. 2067 for Stockley Materials, LLC for a commercial landscaping material sales and storage facility based upon the record made during the public hearing and for the following reasons:

1. This is not an application for a new use on this property. It is for the correction or adjustment of the boundaries of a prior conditional use-being Conditional Use #2024, which was adopted by County Council as Ordinance No. 2417. That prior approval allowed commercial landscaping material sales and storage on the property, with conditions.
2. After the Ordinance was adopted, it was determined that the property lines for the conditional use area were incorrect and required adjustment. This application makes that adjustment.
3. Because the underlying approved conditional use has not changed, this application will have no adverse effect on the area.
4. This Conditional Use is subject to the Conditions set forth in Ordinance No. 2417.
5. A Final corrective site plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.

Motion by Mr. Hopkins, seconded by Mr. Hudson, and carried unanimously to forward this application to the Sussex County Council with the recommendation that the application be approved for the reasons and with the conditions stated: Motion carried 5-0

C/Z #1814 Stockley Tavern LLC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Dagsboro Hundred, Sussex County containing 1.005 acres, more or less. The property is located on the southwest side of DuPont Blvd. (U.S. Rt. 113) approximately 0.3 mile south of Governor Stockley Rd. (Rd. 432). 911 Address: 26072 DuPont Blvd., Georgetown. Tax Map I.D. 133-6.00-41.00

Mr. Robertson stated he would not participate in this public hearing

Ms. Cornwell advised the Commission that there was a staff analysis submitted into the record as part of the application; that comments were received from the Sussex County Utility Planning Division; and that the applicant submitted a site plan and an exhibit booklet.

The Commission found Mark Davidson, of Pennoni Associates, Ken Adams, owner of Stockley Tavern, Bob Stickles, General Manager, were present on behalf of the application; that Mr. Adams owns several businesses within 2,000 feet of this site; that this property was formerly known as Stingers and has been non-conforming since 1948; that the site has been cleaned up inside and outside; that the septic system has been upgraded and a commercial well has been placed; that there is commercial use in the surrounding area; that the property complies with the current land use plan; and there is no major impact from DELDOT.

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

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

Motion by Mr. Ross, seconded by Mr. Hudson, and carried unanimously to defer this application for further consideration: Motion carried 5-0

C/U #2068 Charles J. Short

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an auto repair shop to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 24.9784 acres, more or less. The property is located on the side southeast of Cordrey Rd. (Rd. 308) approximately 0.72 miles southwest of Mount Joy Rd. (Rd. 297). 911 Address: 30226 Cordrey Rd., Millsboro. Tax Map I.D. 234-28.00-146.00

Ms. Cornwell advised the Commission that there was a staff analysis, was submitted into record as part of the application and that there were comments received from the Sussex County Utility Planning Division.

The Commission found Charles Short was present on behalf of the application; that this is an auto shop being used as a hobby at this current time. Mr. Short would like to extend the auto shop after he retires; that the property is not an active violation; that he lives on the property now, that there is some auto repair on the property currently; that the conditional use will be limited to a smaller area around the house; that in the future there is a possibility to have additional employees; that there will be no used car sales; that there will be no more than five cars on the property to be repaired; that the driveway is paved; that when the auto shop gets up running, there will be recycling of materials; that most of the work would be inside the auto shop; that some outside work will take place on nice days; that the days of operation would be Monday thru Saturday; that there will be a sign placed on the property; that the dumpster will have to be screen with a fence; that the hours of operations will be 8-5 Monday through Friday; that the recycling of waste oil, automotive fluid will be per state regulations; and the next door neighbors are a garden center and the applicants parents.

The Commission found that there were no parties present in support of this application.

The Commission found that Dan Yuska had concerns about flooding, the visibility of cars and noise.

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

Motion by Mr. Hopkins, seconded by Mrs. Stevenson, and carried unanimously to defer action for further consideration. Motion carried 5-0.

C/U #2073 Delmarva Power and Light Company

An Ordinance to grant a Conditional Use of land in a C-1 (General Commercial District) for an expansion to an existing electrical substation to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 2.493 acres, more or less. The property is located on the west side of Coastal Hwy. (Rt. 1) approximately 320 ft. south of Dartmouth Dr. 911 Address: 18200 Coastal Hwy., Lewes. Tax Map I.D. 334-6.00-497.00 & 496.00

Ms. Cornwell advised the Commission that there was a staff analysis, exhibit book, site plan and agency comments submitted as part of the record.

The Commission found that John Smith of Delmarva Power & Light Company, with Shannon Carmean Burton, Esquire of Sergovic, Carmean, Weidman, McCartney & Owens P.A., and Sonia Manchic-Gody of McCormick Taylor were present on behalf of the application, and stated in their presentation and in response to questions raised by the Commission that the application is for the expansion to an existing electrical substation known as the Midway Substation located on the west side of Coastal Highway (Route 1); that they intend to combine the two existing parcels; that expansion will address the growing needs of the community; that they have over 100 years of service; that they invested over \$500 million dollars to improve their infrastructure; that the demand for electricity in the area has created the need for the expansion; that the proposed second transformer on site will reduce disruption; that this site has existed since the

1960's; that they just upgraded the Five Point Substation; that this expansion will reduce impacts to other substations in the area; that they plan to add a new transformer, three transmission circuit breakers and realign the feeds; that construction will begin the spring of this year; that there will be minimal traffic to the site after completion; that Neil Baker from Delmarva Power stated they talked to Lefty's and there is an agreement for a 50' easement to have access to the site; that the area will be fenced in with a 7 foot chain link fence and a buffer to shield from view with a gate that is locked; that the site will have lights that are slanted down and limited for security reasons; that on the south side of the site the trees are to remain; that on the east side of the site there are no trees along Route 1 due to structures on the site and trees are not compatible; that some trees will have to come down for the expansion of the substation; that they reduced buffers due to security issues of the people stealing cooper; that some buffering of vegetation will be placed around the site for the neighbors; that there will be 1 foot of barbed wire placed at the top of the fence; that the limit of disturbance is approximately 1 acre; that electrical equipment is stored inside the fence area; that the stormwater management facility is outside of the fenced area; that the existing substation will not be disturbed; that the drainage will drain toward Route 1; that they have been operating the Midway Substation since the 1960's; that the substation was deactivated for a number of years; the substation has since be reactivated to address needs; that this application complies with the Zoning Code; that property is in the C-1 General Commercial District; that there is a mix of commercial and residential use in the surrounding area; that there will be little or no impact to adjacent properties; that the property complies with the current land use plan; and that the fence will have warning signs and emergency contact information posted.

The Commission found that there were no parties in support of or opposition of this application.

At the conclusion of the public hearing, the Commission discussed the application.

Mr. Hudson stated that he would move to recommend the approval of CU #2073 for Delmarva Power & Light Company for the conditional use for an expansion to an existing electrical substation based upon the record made during the public hearing and for the following reasons:

1. The property is zoned C-1, and this is the expansion of an existing substation.
2. The Conditional Use for the expansion of an electrical substation is of a public nature, and it will promote the health, safety and welfare of the residents of Sussex County.
3. It is located within the Route 1 Commercial Corridor where it will have little or no impact on neighboring or adjacent properties. It will also have no impact upon traffic in the area.
4. DP&L has stated that the expansion of the existing substation is necessary to maintain and improve its electrical service to current and future residents of Sussex County.
5. This Conditional Use is subject to the following conditions:
 - A. The perimeter of the substation shall be fenced.
 - B. Two signs shall be permitted on the fencing around the property to

identify the site and emergency contact information.

C. Any security lighting shall be screened away from neighboring properties and roadways.

D. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

Motion by Mr. Hudson, seconded by Mr. Ross, and carried unanimously to forward this application to the Sussex County Council with the recommendation that the application be approved for the following reasons and with the conditions stated. Motion carried 5-0.

OTHER BUSINESS

East Coast Cleaning Service/Julie Norwood-Beauty Salon (CU 1981 and CU 2059)

Preliminary Site Plan

Mr. Brandewie advised the Commission that this is a combined Preliminary Site Plan for the establishment of the East Coast Cleaning Service (CU 1981) and a Beauty Salon owned by Julie Norwood (CU 2059). The proposed commercial businesses are using an existing dwelling and accessory building located at 34428 Retz Ln. with parking facilities. The Planning Commission conditioned that the Site Plan be combined for both uses and be reviewed by the Planning Commission. The plan complies with the conditions of approval. The property is zoned AR-1 consists of two parcels: 334-12.00-25.00, 26.00. Parking is proposed within the front yard setback that requires approval by the Planning Commission. Staff is in receipt of all agency approvals.

Motion by Mr. Hopkins, seconded by Mr. Hudson and carried unanimously to approve the preliminary site plan with final site plan approval subject to staff upon receipt of all agencies approvals. Motion carried 5-0.

Shelby Trucking and Construction Co.

Preliminary Site Plan

Ms. Cornwell advised the Commission that this is a preliminary site plan for the operation of a heavy equipment storage, trucking and construction business for Shelby Trucking and Construction Company approved by CU 2060. The Planning Commission held a public hearing on October 29, 2016 and County Council approved the Conditional Use on November 29, 2016. This is an existing business and there are no further improvements, pavements, or buildings planned at this time. The property consists of 6.983 ± acres and is zoned AR-1. The Tax Parcel is 533-17.00-160.00. Staff is in receipt of all agency approvals.

Motion by Mr. Hudson, seconded by Mr. Ross and carried unanimously to approve the preliminary site plan and final site plan. Motion carried 5-0.

Ingram's Point

Request to Amend Condition of Approval

Ms. Cornwell advised the Commission that this is a request to amend condition 18 as shown on the Final Site Plan for Ingram's Point Subdivision (2005-18) requiring a multi-use pathway. The applicant is requesting the Planning and Zoning Commission eliminate the requirement for the multi-use path. The Tax Parcel is 133-19.00-27.01 and 26.00.

Motion by Mr. Ross, seconded by Mr. Hopkins and carried to grant request to amend conditional use. Motion carried 4-1

Michael Abram & Amanda Cleary

Minor Subdivision with 50 ft. easement

Ms. Cornwell advised the Commission that this is a minor subdivision for the creation of two (2) parcels of land with the creation of a 50-ft. easement. The two new parcels will contain 2.579 ac. +/- and 1.210 ac. +/- . The residual will contain 17.708 ac. +/- . The maintenance of the road should be shared by the three parcels. The easement will go over an existing driveway. The property is zoned AR-1. The Tax Parcel is 234-5.00-43.04. Any further subdivision shall require a major subdivision. Staff is awaiting agency approvals.

Motion by Mr. Hopkins, seconded by Mr. Hudson and carried unanimously to approve the minor subdivision with a 50-foot easement with final approval subject to staff upon receipt of all agency approvals and there shall be no further minor subdivisions, Motion carried 5-0

ADDITIONAL BUSINESS

Discussion regarding of the Comprehensive Plan

Mr. Robertson advised the Commission that will be a work shop with the Commission; that the will be held March 8, 2017 from 10:00 a.m. to 3:00 p.m.; that the meeting will be held in the Sussex County Council Chambers. The meeting will be held with McCormick Taylor to discuss vision and direction of the Comprehensive Plan.

Mr. Ross made a motion regarding the process the Planning Commission should follow with regards to the Comprehensive Plan.

1. The Commission will use a workshop format which includes an opportunity for public comment prior to the conclusion of each workshop.
2. The Commission will review each element individually using the 2008 plan as a reference point.
3. Side by side comparison and/or a strike through for deletions and red underline for insertions will be used as a method(s) to track the work of the Commission. The work will be saved in this format for future reference.
4. Any revised or new element must receive three affirmative votes to qualify for inclusion in an assembled document.

5. A draft 2018 Comprehensive Land Use Plan containing a vision statement, a preface, an introductory and all elements receiving three affirmative votes under #4 will be considered by the Commission.
6. Planning and Zoning public hearings will use the draft 2018 Comprehensive Land Use Plan.
7. The Commission will consider public comment as a result of public hearings held prior to submitting the final Planning and Zoning 2018 Comprehensive Land Use Plan to County Council.

Motion by Mr. Ross, seconded by Mr. Hudson and carries unanimously to follow the process for the Comprehensive Plan after some discussion, Motion carried 5-0

Opportunity for public comment regarding Comprehensive Plan

Barbara Schan spoke regarding the Comprehensive Plan. She stated that she is a member of Dirickson Creek areas in the Sussex County Coastal District; that the creek is a tributary of the Assawoman Bay; that she is deeply concerned about the condition of the watershed; that she is concerned with the improvements of the bays and watersheds through public outreach and education, restoration projects, and scientific studies; that the watershed is going negative; that the nutrient pollution is going positive; and that the water quality is going positive.

Bo Dailey spoke regarding the Comprehensive Plan. She stated her concerns about finding from the center for the Inland Bays regarding watershed and requests for inclusion of six actions and recommendations from the center for the Inland Bays (CIB) into the Comprehensive Plan, in order to protect and preserve so the areas will not be developed.

Jeanette Akhter spoke regarding the Comprehensive Plan. She stated that she lives on the creek; that her concern is why groups cannot get together to work out a lease of the land for a buffer; that solar panels could be placed on site to generate electricity; that more land will be conserved; that the plants will aid in water cleanup; that it would be a low cost and low technological way to clean the bay; and that farmland will be saved.

Kathy Kasey spoke regarding a Pickle Ball Club. She stated the need for suitable flooring for members; that the members of the club are older and it is difficult for them to play on hard surfaces; and that there is a need of a permanent facility in Sussex County.

Rich Verasso spoke regarding the Comprehensive Plan. He stated that he is working with a group that is involved in informing and educating the public on the 2018 Comprehensive Plan Process.

Meeting adjourned at 8:58 p.m.