

MINUTES

CITY PLANNING COMMISSION

April 17, 2018

Present: Desmond Baker (Vice-Chair), Lloyd Budd, Patrick Carter, Joseph Chickadel, Anthony J. Hill and Tanya Washington (Commission Members); Matt Warren (Law); and Gwinneth Kaminsky, John Kurth, Tim Lucas and Gemma Tierney (Planning).

The meeting was convened at 6:02 pm by Desmond Baker.

PUBLIC HEARING

Resolution 12-18: A proposal to annex and rezone eight (8) parcels of land located outside the City: (a) **Territory 1**, approximately 4.51 acres contiguous to the South Wilmington Analysis Area, being 800 South Market Street (Tax Parcel 10-001.00-015); 810 South Market Street (Tax Parcel 10-001.00-016); 800 South Walnut Street (Tax Parcels 10-001.00-077, 10-001.00-019, and 10-001.00-020); 0 Garasches Lane (Tax Parcel 10-001.00-022); and a separate but adjacent property also known as 0 Garasches Lane (Tax Parcel 26-057.00-050), from New Castle County H I (Heavy Industrial) zoning to City of Wilmington M-1 (Light Manufacturing) zoning; and (b) **Territory 2**, approximately 3.72 acres contiguous to the Browntown Hedgeville Analysis Area, at 787 South Madison Street (Tax Parcel 07-040.30-001), from New Castle County H I (Heavy Industrial) zoning to City of Wilmington W-2 (Waterfront Commercial/ Manufacturing) zoning. Zoning Action 549-18.

John Kurth from the Department of Planning and Development presented the Department report for Resolutions 10-18, 11-18 and 12-18 concurrently. Resolution 12-18 addresses a proposal to annex and rezone eight parcels in two areas. Resolutions 10-18 and 11-18 address the corresponding proposed amendments to the Neighborhood Comprehensive Development Plans for the two areas to facilitate the annexation. Mr. Kurth presented a series of slides to accompany the Department's report on the annexation proposal.

Mr. Kurth said that, on January 19, 2018, the Riverfront Development Corporation (RDC) filed a petition with the City of Wilmington and New Castle County to initiate the annexation of eight parcels of land into the City of Wilmington. He stated that seven of the parcels, associated with the addresses 800 S. Market Street, 810 S. Market Street, 800 S. Walnut Street, and 0 Garasches Lane, are adjacent to the South Wilmington Analysis Area and are collectively referred to in the Department report as Territory 1. He said that the eighth parcel, with the address 787 S. Madison Street, is adjacent to Daniel S. Frawley Stadium in the Browntown-Hedgeville Analysis Area and is referred to in the Department report as Territory 2.

Mr. Kurth showed a map of the seven parcels comprising Territory 1, noting that their total area is approximately 4.51 acres, and that they are part of a larger property that includes an additional two acres of land within the City limits.

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Mr. Kurth said that Territory 1 is currently zoned H I (Heavy Industrial). He said that the Department proposes that the territory be rezoned to M-1 (Light Manufacturing) zoning when it is annexed and that other zoning classifications were not considered because the adjacent City land is zoned M-1.

Mr. Kurth stated that RDC purchased five of the parcels in 2017, and is working with DNREC to remediate the environmental contamination. This cleanup involved the removal of numerous junked cars from the site. He stated that RDC is under contract to purchase the remaining two parcels in Territory 1, which were formerly a railroad right-of-way and another junkyard, and that they will work with DNREC to remove the junked vehicles from these parcels as well.

Mr. Kurth stated that the main purpose of the annexation is to unify the seven parcels of Territory 1 under the governance of a single jurisdiction, and that RDC proposes to incorporate the site into the planned 76ers Fieldhouse complex, using it for a 521-space parking lot and an athletic field. He added that DelDOT plans to improve a road in Territory 1 that runs along the east and south edges of the proposed construction.

Mr. Kurth explained that Chapter 1, Title 22 of the Delaware Code empowers the City to annex adjacent land into its corporate limits, and requires that annexations by cities with populations greater than 50,000 residents be consistent with the most recently adopted municipal comprehensive plan. He said that Resolution 10-18 addresses this requirement. He noted that a municipality must provide a Municipal Annexation Plan of Services report when proposing an annexation, and that the Commissioners had been provided with the Municipal Annexation Plan of Services for Territory 1. He summarized the report by stating that the City can and will provide sewer, water, police and fire services to Territory 1.

Mr. Kurth briefly described the proposed amendments to the Neighborhood Comprehensive Development Plan for South Wilmington. These amendments add Territory 1 to the plan's maps and illustrate the current and recommended land use and zoning categories for the territory. He went on to say that the Official Building Zone Map, the Supplemental Building Zone Maps and the Councilmanic District Maps must also be amended to reflect the annexation, and that the territory would become part of Wilmington's 4th Councilmanic District.

Mr. Kurth then moved on to Territory 2. He explained that the territory is a 3.72-acre New Castle County parcel that became isolated from the rest of New Castle County when the land around it was annexed into the City in 1988 and 1998. He added that Delmarva Light & Power Company owned the parcel for several decades, until RDC purchased it in July 2016.

Mr. Kurth said that Territory 2 is currently zoned H I (Heavy Industrial). He said that the Department proposes that the territory be rezoned to W-2 (Commercial/Manufacturing) zoning when annexed and that other zoning classifications were not considered because the surrounding City land is zoned W-2. He went on to say that a portion of the parcel is part of the Frawley Stadium parking lot, while the remaining area is vacant, fenced, and awaiting remediation and redevelopment. He noted that surface parking lots are a permitted use in W-2 zoning districts. He

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said that Delmarva Power & Light began to remediate the site in 2011, and that RDC is continuing this work in conjunction with DNREC.

Mr. Kurth said that the purpose of this annexation is to expand the parking lot. He stated that RDC transferred the southern portion of the territory to DelDOT for the construction of a roadway to be known as Shipyard Drive, which is part of the Christina River Bridge project. He added that DelDOT supports the annexation.

Mr. Kurth stated again that the Delaware Code empowers the City to annex territory, and added that the Office of State Planning Coordination determined that Territory 2 is an enclave, which is defined in part as less than five acres of land surrounded by another municipality's boundaries. He said an Abbreviated Plan of Services report was completed for this annexation, and summarized it by saying that the City can and will provide sewer, water, police and fire services to Territory 2. He added that Wilmington's Finance Director provided a statement that the annexation of Territories 1 and 2 will result in no financial costs to the City.

Mr. Kurth briefly described the proposed amendments to the Neighborhood Comprehensive Development Plan for Browntown/Hedgeville. These amendments add Territory 2 to the plan's maps and illustrate the current and recommended land use and zoning categories for the territory. He went on to say that the Official Building Zone Map, the Supplemental Building Zone Maps and the Councilmanic District Maps must also be amended to reflect the annexation, and that the territory would become part of Wilmington's 4th Councilmanic District.

Mr. Kurth stated that the City met all State public notice requirements for the annexation process, and that the Department contacted staff and elected officials of the City, County and State. He said that a public notice of the present public hearing was sent on April 4, 2018 to affected property owners and occupants in both territories, and to those on the standard City Planning Commission (CPC) mailing list. He said that legal notice of the present public hearing was published in *The News Journal* on April 9. He went on to say that the CPC meeting agenda was posted in the lobby of the Louis L. Redding City/County Building on April 9 and on the City's website on April 13. He said that the Department of Planning received two inquiries regarding the proposed annexations over the previous month, the first regarding whether Garasches Lane would remain open during the period of construction, and the second regarding the flooding that occurs along Route 13 and the S. Walnut Street access road leading to Garasches Lane. He noted that the callers were referred to RDC.

Mr. Kurth said that the Department of Planning recommends approval of Resolutions 10-18, 11-18, and 12-18. He said that, on April 19, City Council is expected to introduce the annexation ordinance and schedule public hearings for the comprehensive development plan amendments and annexation actions, which will be held on May 17. He added that New Castle County will then follow a similar process whereby the Planning Board and County Council will consider the annexation legislation.

Mr. Kurth concluded by saying that he can answer questions, and that Megan McGlinchey, Executive Director of RDC, Robert Kondelin of Environmental Alliance and Tim Ratsep, a Site Investigation and Restoration Section Administrator for DNREC, are present and can answer specific questions about the properties.

Mr. Baker asked the Commissioners whether they had any questions. As there were none, Mr. Baker then asked members of the public whether they had any questions. As there were none, Mr. Baker closed the public hearing and convened the regular meeting at 6:28 pm.

REGULAR MEETING

Approval of the minutes of the March 22, 2018 City Planning Commission Meeting

Mr. Baker asked the Commission to make a motion on the minutes of the March 22, 2018 CPC meeting. AJ Hill moved to approve the minutes, and Patrick Carter seconded the motion. All members voted to approve the minutes.

New Business

Resolution 10-18: Proposed Amendments to the Neighborhood Comprehensive Development Plan for South Wilmington to facilitate the annexation of approximately 4.51 acres of land owned by the Riverfront Development Corporation and located in New Castle Hundred, New Castle County, into the City of Wilmington's corporate limits.

Mr. Baker asked the Commissioners whether they had any questions regarding Resolution 10-18. As there were none, Mr. Baker called for a vote regarding Resolution 10-18. Mr. Hill moved to approve the resolution, and Mr. Carter seconded the motion. All members voted in favor of Resolution 10-18.

Resolution 11-18: Proposed Amendments to the Neighborhood Comprehensive Development Plan for Browntown/Hedgeville to facilitate the annexation of approximately 3.72 acres of land owned by the Riverfront Development Corporation and located in Christiana Hundred, New Castle County, into the City of Wilmington's corporate limits.

Mr. Baker asked the Commissioners whether they had any questions regarding Resolution 11-18. As there were none, Mr. Baker called for a vote regarding Resolution 11-18. Mr. Carter moved to approve the resolution, and Tanya Washington seconded the motion. All members voted in favor of Resolution 11-18.

Resolution 12-18: A proposal to annex and rezone eight (8) parcels of land located outside the City: (a) **Territory 1**, approximately 4.51 acres contiguous to the South Wilmington Analysis Area, being 800 South Market Street (Tax Parcel 10-001.00-015); 810 South Market Street (Tax Parcel 10-001.00-016); 800 South Walnut Street (Tax Parcels 10-001.00-077, 10-001.00-019, and 10-001.00-020); 0 Garasches Lane (Tax Parcel 10-001.00-022); and a separate but adjacent property also known as 0 Garasches Lane (Tax Parcel 26-

057.00-050), from New Castle County H I (Heavy Industrial) zoning to City of Wilmington M-1 (Light Manufacturing) zoning; and (b) **Territory 2**, approximately 3.72 acres contiguous to the Browntown Hedgeville Analysis Area, at 787 South Madison Street (Tax Parcel 07-040.30-001), from New Castle County H I (Heavy Industrial) zoning to City of Wilmington W-2 (Waterfront Commercial/ Manufacturing) zoning. Zoning Action 549-18.

Mr. Baker asked the Commissioners whether they had any questions regarding Resolution 12-18. As there were none, Mr. Baker called for a vote regarding Resolution 12-18. Joe Chickadel moved to approve the resolution, and Ms. Washington seconded the motion. All members voted in favor of Resolution 12-18.

Resolution 13-18; Waterfront Development Review WF 03-18: Application requesting Zoning Board of Adjustment approval to establish a commercial glass showroom with wholesale storage as a special exception use at 107-108 A Street, in a W-4 (Waterfront Residential/Commercial) zoning district.

Gemma Tierney from the Department of Planning and Development presented the Department report for Resolution 13-18. She presented a series of slides to accompany the Department's Waterfront Development Review. She stated that the review examines an application to the ZBA proposing a commercial glass showroom at 107-108 A Street (Tax Parcel Nos. 26-050.00-077 and 26-050.00-076, respectively). She stated that the Zoning Manager determined that the proposal includes wholesale storage, which is a special exception use in W-4 (Waterfront Residential/Commercial) zoning districts, and he therefore transmitted the application to the Department of Planning for their review.

Ms. Tierney said that the purpose of the present Waterfront Development Review is to evaluate the proposed use for its conformance with the Waterfront Development Review Standards (waterfront standards), and its potential impacts on recreational and development activities in the surrounding area. She noted that the findings of this review shall be transmitted to the Zoning Manager for ZBA consideration.

Ms. Tierney said that the subject parcels and the surrounding area are zoned W-4 (Waterfront Residential/Commercial), and that W-4 zoning is intended to protect and encourage investment in well-planned and designed multiple-activity developments where intensive use is appropriate.

Ms. Tierney said that the subject building is currently vacant. She noted that it is located directly across the street from Christina Landing, and that Osborne's Auto Repair is in the connected building to its left (west), and another vacant commercial property lies to its right (east).

Ms. Tierney presented some images of the site, pointing out that the façade still advertises its former use as a glass store. She then described the improvements that the applicant proposed for the building exterior, which are painting, adding a stone veneer to the base of the façade, replacing the doors, adding awnings, fixing the roof, and adding a business sign. She noted that the front parking lot cannot be screened by landscaping because its entire frontage is a curb cut. She mentioned that the applicant is considering adding planters along the façade of the building.

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Ms. Tierney said that the Department reviewed the proposal for its conformance with the waterfront standards and that, for W-4 districts, the design standards and river activity standards are emphasized, while the economic development standards are less important. She noted that the standards that relate to historic preservation and adaptive reuse are not applicable because there are no historic resources on the site, that site design options for the parking lot were constrained by the fact that the lot's entire frontage is a curb cut, and that the river activity standards are not applicable because the site is not adjacent to the river. She said that the Planning Department found that the applicable waterfront standards are met, and therefore it does not offer any recommendations relating to the standards.

Ms. Tierney stated that the Department of Planning also reviewed the proposal in terms of potential impacts on surrounding uses, and particularly on recreational and development activities. She noted that the Planning Department found that the proposed use is not the highest and best use for the site given the level of investment in the surrounding area and the intention of the W-4 zoning classification, but because the use is primarily a showroom, it is not expected to have an adverse effect on recreational and development activities in this mixed use area. She also noted that the proposed use brings a business to a vacant building.

Ms. Tierney said that the Department of Planning received one letter of support for the proposal, and that a copy of the letter was provided to each Commissioner at the present meeting because the Department received it on April 16, 2018. She stated that the letter was written by the owner of 112 A Street, which is the neighboring property to the east, and that it expresses support for the proposal, citing the fact that the building used to be a glass store, and that it is preferable for it to be occupied rather than vacant.

Ms. Tierney concluded by saying that Resolution 13-18 states the Commission's agreement with the Planning Department's findings, and that the resolution and Department's report will be transmitted to the Zoning Manager for ZBA consideration.

Mr. Baker asked the Commissioners whether they had any questions or comments. Mr. Carter asked Ms. Tierney how long the property has been vacant. Ms. Tierney said that she does not know, but that she recalled it looked vacant in a Google Street View image from 2012.

Lloyd Budd asked Ms. Tierney if the applicant had a timeline for making improvements to the building. Ms. Tierney said that she does not know, but that she believes the applicant wants to move forward as soon as possible.

Mr. Baker asked how the use fits into City plans for the area. Ms. Tierney replied that the use is not the best use to advance the plans for the area or support the intentions of its waterfront zoning classification because it will generate little foot traffic, but at the same time it is not necessarily inappropriate because it is a low-impact use and it brings a business to a vacant building in a high-vacancy area. Mr. Baker then asked what the Commission is approving or disapproving given that the Department's report did not provide any recommendations. Ms.

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Tierney said that the Department did not provide any recommendations relating to the waterfront standards because they found that all the standards were either met or not applicable. She said that the Department also did not provide any recommendations relating to the use's potential impact on recreational and development activities in the surrounding area because the proposal had both positives and negatives to it that balance one another out. Gwineth Kaminsky added that the Commission may amend the resolution to add recommendations.

Ms. Washington stated that she does not think the proposed use is the best use given the level of investment and planning that has been focused on the area. She added that she is also concerned because the Department and Commissioners do not know the timeline for when the proposed improvements will be completed.

Mr. Budd asked if the owner of the property was present to offer more detail on the plans. Josh White, the owner of 1st Class Glass, LLC, came to the podium and introduced himself, noting that he is trying to buy the property. He stated that he plans to begin the renovations right away, and that he has a roofer who will fix the roof as soon as his proposal receives approval. He noted that the building used to be a glass shop, and that he is turning it into a glass shop again. He said that his company is considering converting one portion of the building into a gym, which would bring foot traffic to the site.

Mr. Chickadel asked if the business was part of a franchise or if it was an independent operation. Mr. White replied that he started the company himself six years ago. Mr. Chickadel asked if his business is currently located in the area. Mr. White replied that he is currently renting a space on Gernay Drive. Mr. Chickadel then asked what kind of glasswork his company does, and if they make windshields. Mr. White replied that his company does commercial and residential glasswork, and no automotive work. Mr. Chickadel asked if the proposed new location would be a relocation or a second location, to which Mr. White replied that it is a relocation. Mr. Carter asked if the relocation would also be an expansion of the business, and Mr. White said that it would be.

Mr. Baker said that the City has a strategic plan and master plan for the area, and that if they approve the proposed use, they would later have to make changes to the plan. He said that if the Commission does approve the proposal, they would like to make the approval conditional on a time limit, so that the applicant knows that there may be changes in the future. Mr. White observed that conditions can always change. Mr. Baker said to Ms. Kaminsky that, given the additional information provided by the applicant, he would be willing to approve the resolution if it is amended to add a stipulation about a time limit, which could maybe be three years. Ms. Kaminsky asked Mr. Baker to specify what the time limit would address. Mr. Baker replied that he is thinking about the fact that future development in the area could adversely affect Mr. White's business, but he is unsure about the timeline for that development. Mr. Hill noted that he does not think the CPC would be the body to authorize a time limit, and that the best course of action would be to amend the CPC resolution to recommend that the ZBA consider Mr. Baker's concerns. Mr. Hill then moved to amend the resolution to call on the ZBA to consider the changing nature and ongoing economic development of the area. Ms. Washington seconded the

motion. All members voted in favor of amending Resolution 13-18 as Mr. Hill had described. Mr. Hill then moved to approve the resolution as amended. Mr. Budd seconded the motion. All members voted in favor of Resolution 13-18 as amended.

Ms. Kaminsky noted that the Department has been grappling with how best to handle applications for special exception uses and use variances in W-4 zoning districts, especially over the last one or two years. She said that these applications present a quandary because the Department wants residential and retail services uses to develop in W-4 zones, but that perhaps some areas in South Wilmington have not reached the point that those uses are developing, and in the meantime, other uses are proposed in these areas. She said that in some previous cases, such as a proposal for a salt dome, the Department and Commission had stipulated limits on how long such a use could operate on a site. Mr. Baker said that he understands this difficulty and the fact that such proposals can bring new jobs to an area, but that these issues need to be addressed because otherwise they will be faced with the same issue later, when development plans begin to be carried out.

Resolution 14-18; Waterfront Development Review WF 04-18: Application requesting Zoning Board of Adjustment approval to establish a theatrical set construction operation (light manufacturing and warehousing) as a special exception use at 500 East Front Street, in a W-4 (Waterfront Residential/Commercial) zoning district.

Tim Lucas from the Department of Planning and Development presented the Department report for Resolution 14-18. He presented a series of slides to accompany the Waterfront Development Review. He began by providing some background on the special exception use application. He said that Kevin Largent, of Largent Studios Limited, applied to the ZBA for permission to establish a set design, manufacturing, and storage facility at 500 E. Front Street, in a W-4 district. He said that the company designs and builds sets for performing artists, production companies, and related activities and that the proposal involves the redevelopment of a vacant building.

Mr. Lucas said that the Zoning Manager cited the light manufacturing and warehousing component of the proposal as a special exception use and therefore transmitted the application to the Department of Planning for review, because the Department of Planning and the CPC are required to review all special exception use applications in Waterfront zoning districts.

Mr. Lucas said that the purpose of the Waterfront Development Review is to evaluate the proposal for conformance with the City's waterfront standards and its potential impacts on current and future recreational and development activities in the surrounding W-4 district, and to provide findings and recommendations for ZBA consideration.

Mr. Lucas then provided background on 500 E. Front Street. He noted that it is a 1.65-acre parcel on the Christina River, and that it is largely occupied by a 72,000-square foot building that extends from E. Front Street to the river. He said that the building and the surrounding area were historically industrial, and that the subject site was once part of a larger manufacturing facility

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established in the nineteenth century. He said that the property and buildings were subdivided in the 1980s, and that the subject building has been listed for sale since approximately 2009.

Mr. Lucas stated that the W-4 district is intended to protect and encourage investment in well-planned and designed multi-use developments where intensive use is appropriate, and that the waterfront standards document assigns relative weights to each set of standards, as follows: the site design and river activity standards are of major importance, and the economic development standards are of minor importance. In relation to the design standards, Mr. Lucas said that Largent Studios proposes to improve the building and site, including the following measures:

- Remove the overgrown brush around the building and along the river's edge
- Add street trees along the Front Street right-of-way
- Beautify the parking areas with planters or trees
- Replace the chain-link fence with a custom iron fence more in line with the look of the building
- Install architectural lighting on the façade of the building

Mr. Lucas added that, because the proposal involves the adaptive reuse of an historic site, the Department recommends that the applicant contact the Department's historic review staff to determine if further review is required in advance of application for building permits, and supply plans and building materials lists to the Department once they have been finalized.

Mr. Lucas then moved on to the river activity standards. He said that the Waterfront Development Review Standards Map B recommends a public access easement be established along this portion of the riverfront, and that there is 25-30 feet of space between the existing building and the shoreline where a public path could be built. He said that the Department recommends that the applicant establish an access easement on this area to accommodate future expansion of the City's Riverwalk.

Mr. Lucas said that the economic development standards are met because the proposed use and redevelopment would provide approximately 5-20 new City jobs, as well as temporary employment for construction and other workers.

Mr. Lucas moved on to the second part of the Department's analysis, which evaluates the appropriateness of the use in a W-4 district, and potential negative effects on recreational and development activities in the surrounding area. Mr. Lucas said that the Department considered issues relating to traffic and land use in this analysis. He noted that many of the surrounding properties and buildings are vacant or contain grandfathered uses such as manufacturing and wholesale sales and storage, and that conforming uses include the Partnership for the Delaware Estuary, Opera Delaware Studios, and the Wilmington Youth Rowing Association.

Mr. Lucas stated that, because the proposed use is an artisanal, non-nuisance light manufacturing activity, the operation is unlikely to have a negative effect on surrounding properties or on the recreational use of the river.

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Mr. Lucas moved on to the Department's consideration of traffic impacts. He said that the site is accessible from E. Front Street, which is a one-way eastbound street accessible from Poplar, Lombard, or Walnut Streets to the west. He stated that the proposed use is not expected to have a negative effect on traffic, and will not affect street parking because the site has on-site parking.

Mr. Lucas reiterated that the Department finds that any potential negative effects to the surrounding current land uses, including future recreational and development activities, will most likely be minimal, and that the reuse and refurbishment of the vacant building and parking area will likely have a positive effect on the surrounding neighborhood and the Christina River. He continued by saying that the Department finds that the proposal meets most of the waterfront standards, and that the Department's report includes the recommendations just discussed.

Mr. Lucas concluded by stating that Resolution 14-18 will be transmitted to the Zoning Manager for ZBA consideration.

Mr. Baker asked the Commissioners whether they had any questions. Mr. Baker then asked Mr. Lucas to clarify the location of the on-site parking. Mr. Lucas pointed out its location on one of the slide images. Mr. Baker asked if there would be assurance that there will not be any drainage of vehicle fluids from the site into the river. Mr. Lucas said that any resurfacing of the lot would likely be reviewed by the Department of Public Works, which would also consider stormwater issues.

Ms. Washington asked if the applicant provided a timeline for completion of the renovations. Mr. Lucas said that there was no timeline, and that the applicant is seeking permission for the use prior to purchasing the site. He added that the applicant wants to relocate to the site to expand the company, and therefore the renovation is likely to be completed sooner than later.

Mr. Chickadel commented that it will be difficult to heat and condition the large building and install fenestration, and that he believes that the renovation of the entire building would be very costly. Mr. Lucas said that the applicant estimated that the first phase of renovation would cost around \$250,000. Mr. Chickadel said that that amount would not be enough to renovate the entire building, and so it is likely that the first phase would get the building to a minimum level of renovation to operate the business. Mr. Lucas said that the interior of the building is currently a large, open space, which is the type of space that the business required for its operations.

Mr. Baker asked if the Commissioners had any additional questions regarding Resolution 14-18. As there were none, Mr. Baker called for a vote regarding Resolution 14-18. Mr. Hill moved to approve the resolution, and Ms. Washington seconded the motion. All members voted in favor of Resolution 14-18.

Adjournment

Mr. Baker called for a motion to adjourn the meeting. Mr. Hill moved to adjourn, and Mr. Budd seconded the motion. All members being in favor, the meeting was adjourned at 7:00 pm.