

CITY OF DOVER PLANNING COMMISSION
APRIL 21, 2025

The Meeting of the City of Dover Planning Commission was held on Monday, April 21, 2025, at 7:00 PM as an In-Person Meeting and also using the phone/videoconferencing system Webex. The Meeting Session was conducted with Chair Mr. Witham presiding. Members present were Mr. Michael Lewis, Mr. Roach (virtual), Mrs. Denney, Mrs. Maucher, Mr. Baldwin, Dr. Jones, Mr. Reaves (virtual), Mrs. Welsh (virtual), and Mr. Witham.

Staff members present were Mrs. Dawn Melson-Williams, Ms. Sharon Duca, Mr. Christopher Salzano, and Mrs. Kristen Mullaney.

APPROVAL OF AGENDA

Mrs. Maucher moved to approve the Agenda as submitted, seconded by Dr. Jones and the motion was carried 9-0.

APPROVAL OF MEETING MINUTES OF MARCH 17, 2025

Mrs. Welsh moved to approve the Planning Commission Meeting Minutes of March 17, 2025, seconded by Mrs. Maucher and the motion was carried 9-0.

COMMUNICATIONS & REPORTS

Mrs. Melson-Williams stated that the next Planning Commission regular meeting is scheduled for Monday, May 19, 2025 at 7 PM.

Mrs. Melson-Williams provided an update on the regular City Council and various Committee meetings held on March 24 & 25, 2025 and April 7 & 8, 2025.

Mrs. Melson-Williams stated that the Planning Office has a new Staff member, Mr. Chris Salzano, who joined us last week. He is undergoing a lot of training and introduction to things. We also had a Building Inspector come on board that started today to fill one of the vacancies on that team but we still have several other vacancies in our overall department and likewise City-wide. See the City's website for those opportunities if you are aware of someone who is looking for a position here.

Mrs. Melson-Williams stated that there are a series of training opportunities. The first being specifically about the City of Dover Earth Week Events for today through Friday of this week. We included the flyer with the QR code that you can scan to find out all of the fun things that are happening in greater detail. Today, they held a nature walk in Silver Lake Park and did a screening of The Lorax movie at the Library. Tomorrow afternoon there is a litter pick-up and catch basin labeling effort at Silver Lake Park. Wednesday afternoon there are a series of children's activities at the Library; crafts and learning a little bit about stormwater and what happens to it and thinking about what happens to rain. Thursday is another big day. They are having a Community Stormwater Day from 12PM to 3PM in Silver Lake Park. Again, kid friendly activities as well as things for adults to learn. A number of environmental organizations are going to be participating in that. Certainly pass this along as it coincides with Spring Break so if you are looking for free activities to occupy people for a couple of hours, that would be a

great opportunity that our Department of Public Works has put together for this week.

Mrs. Melson-Williams stated that there is a training opportunity that comes up on May 6, 2025. This is “Creating a Flood Ready Community Workshop.” If you are interested as a Planning Commission member in attending this, please let Staff know and they can get you registered for it. It will be an introduction to floodplains and how they work and how communities can understand their flood risks and hazards and information about the floodplains and the associated ordinances. This is a morning event on May 6, 2025. There is a registration fee and the Planning Department can provide Planning Commission members that registration fee.

The next opportunity is the following day on May 7, 2025: the Delaware Affordable Housing Webinar Series – Homelessness and Affordable Housing. It is presented by the University of Delaware and has a whole series of panel speakers. This is held virtually online and again; you can actually just use the QR Code of the website to register that directly. They will send you the email link to actually participate in that. It looks to be about an hour and a half session.

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

Mrs. Melson-Williams presented the audience information on policies and procedures for the In-Person Meeting and Virtual Meeting using the Webex system.

OLD BUSINESS

Requests for Extensions of Planning Commission Approval: None

NEW APPLICATIONS

AX-25-01 Lands of Robert Pellegrino at 582 Acorn Lane - Public Hearing and Review for Recommendation to City Council on an Annexation Request and Rezoning Request for a parcel of land totaling 2.3096 acres+/- located at 582 Acorn Lane. The property is currently zoned RS-1 (Residential Single Family Zone) in Kent County. The proposed Zoning is R-8 (One Family Residence Zone). The property is located at the southeast corner of Acorn Lane and Old White Oak Road. The annexation category according to Dover’s *2019 Comprehensive Plan* is Category 1: High Priority Annexation Areas and the land use designation is Residential Low Density. The property owner is Robert Pellegrino. Property Address: 582 Acorn Lane. Tax Parcel: ED-00-068.15-01-11.00-000. Proposed Council District 3. Ordinance #2025-08. *The First Reading of this Annexation Request was completed on March 10, 2025. Public Hearing before the Planning Commission is scheduled for April 21, 2025 and a Public Hearing/Final Action with City Council on May 12, 2025.*

Representative: Mr. Robert Pellegrino

Mrs. Melson-Williams stated that you are considering an Annexation application AX-25-01 for the property at 582 Acorn Lane. The property is owned by Mr. Robert Pelligrino who joined us this evening. This is a property at the north end of Acorn Lane. It is highlighted in yellow on the screen. It is adjacent to the end of Acorn Lane as it meets White Oak Road and Old White Oak Road. Currently, the property is zoned RS-1 (Residential Single Family Zone) in Kent County. It

includes a single family detached dwelling and some other site improvements on the property. Mr. Pelligrino has made an Annexation application to the City. The City's *Comprehensive Plan* identifies this property as Category 1: High Priority Annexation Area. As you can see, it is almost totally surrounded by lands that are already within the City of Dover. Category 1 is those enclave areas that we want to have become part of the City. The *Comprehensive Plan* for the City of Dover gives this area a land use category of Residential Low Density which then gives us a list of potential zoning classifications for the City of Dover that would be appropriate and within that, the zoning options. The applicant is requesting the City zoning classification of R-8 (One Family Residence Zone). It would allow for the single family detached dwelling to be there and also for potential consideration in the future if a Minor Subdivision were to come through to divide it into more than just the one lot that is there. 2.3 acres of land certainly has an opportunity for additional lots there. She noted earlier that the utility availability has been considered by the City's Utility Committee. The Electric Department notes that the property is currently served by City of Dover Electric. Likewise, the property currently has City of Dover water services; however, it is not currently served by sanitary sewer from the City. Because this property is in Category 1: High Priority Annexation Area, in order for it to be served by City sewer, it must pursue annexation into the City. That is one of the reasons why the application was made. For this, the Planning Commission considers the Annexation and then makes a recommendation regarding what the appropriate zoning district would be for the City of Dover. Included in the Development Advisory Committee Report on Page 7 are the items that the Planning Commission must consider and provide a report on. Those would include the following factors: whether the use permitted by the change would be compatible with the existing uses and zones in the area; whether there is adequate public services and infrastructure that either exists or can be expanded to serve this; and whether the proposed change is in accordance with the City's *Comprehensive Plan*. Those three items you want to be sure you are considering when looking at the potential Annexation and Rezoning. The City Staff has recommended approval of the Annexation and that the zoning be set at R-8 (One Family Residence Zone) for this property. She would also reference the rest of the Development Advisory Committee Report. Tonight, Planning Commission, after hearing from Mr. Pellegrino and the public hearing process, you will be making a recommendation as your recommendation will be forwarded to City Council for further review and action on the Annexation and Rezoning Request.

Mr. Pellegrino stated that basically he just wants to get the services from the City of Dover. He would like to plan on subdividing the property down the line. He has a question about the sewer. The sewer is already on the property and it comes in off of Old White Oak Road and on this paper it says that you have to pay for the frontage in front of the house. Why do I have to pay for the front of the house when it comes in on the side? Responding to Mr. Pellegrino, Mrs. Melson-Williams stated that there may be sanitary sewer lines in that area either on White Oak Road or Acorn Lane. There is, she believes, a frontage fee because the sewer improvement was made in that area a number of years ago but not everyone connected at that time. In order to connect, there is a fee associated with that. She believes the Water/Wastewater Office made reference to that. They can provide a more detailed information about which frontage is used for that calculation in addition to any impact fees that would be necessary as part of making a future connection to City sewer service. Ms. Sharon Duca who is an engineer with the City and a previous Public Works Director is saying that she (Mrs. Melson-Williams) basically got that right. We can certainly put you in contact with that office. Their contract information is in the

Report to talk to them about what those fees mean and how it would affect this property.

Mr. Witham asked if Mr. Pellegrino agreed with the zoning classification. Responding to Mr. Witham, Mr. Pellegrino stated yes, he agrees with that. Some things that it says are required for approval are “bamboo on property.” Most of the bamboo is not on my property. It is either on the State’s or the City’s. He is ripping it out if it’s growing on his property. “Roof in disrepair.” He is planning on putting a new roof on the house but he has to put a new roof on to become part of the City of Dover? “Vehicles parked on the grass;” that is the driveway. The driveway is grass and dirt. To become the City of Dover, I will have to put a driveway in? “Overgrown vegetation;” that is the way it is. That is why he is subdividing it to clean it all up. He will fix all of these problems, but they are not going to happen before he becomes in the City of Dover. “Junk and debris on property”, yes, he has some stuff on the property. Everybody in that neighborhood has stuff on their property. “Fence in disrepair,” what fence? The fence is up there and it’s an old fence. He is going to have to repair the fence to become the City of Dover? “Commercial vehicles on the property;” yes, he has a commercial truck on the property. “Fallen branches and trees on the property”, yes there are fallen branches and trees on the property. All of that is undeveloped; it’s almost 3 acres of ground. “Disabled or unregistered vehicles,” he has one vehicle that is not registered. All of the rest are registered. “Grading issues and water collecting on the property;” yes, there is a swale there that collects water and it was like that when he bought the house.

Mr. Witham stated that you have to understand that they can’t give perspective guidance on what you use your property for but you are expected to understand the zoning classification that you’re in and you are required to comply with the zoning classification. You would also take a look at that the R-8 (One Family Residence Zone) is subject to bulk standards. What you say about the condition of your property of course is not before the Commission. What’s before the Commission is whether the Rezoning of your property which he assumes that you want to occur. Responding to Mr. Witham, Mr. Pellegrino stated that he is just reading what is on the Report. He just found out about this.

Mrs. Melson-Williams stated that as part of the Development Advisory Committee, the Fire Marshal’s Office did a drive-by of the property. They also reached out to the Code Enforcement Staff just to alert them and she believes they also did a drive by. There are a number of property maintenance things. Once you are part of the City, there are some expectations on how properties are maintained but this is not an official case at this point. Should you become part of the City, we can certainly put you in contact with the Code Enforcement Staff to help you and help them understand what is going on at the property and how best to resolve if any of these are truly issues. They did not visit on the property to make this kind of quick list. These are only things that they could observe from being out on the street. Certainly, they work with individuals about property maintenance and time frames for cleanup or resolving any found violations. This was really meant as more of a potential heads up for you but at this point, it does not affect your deliberations this evening with the Planning Commission members. It is just a start of that there are certain rules and expectations here in the City. They would be happy to work with any of our residents or potential future residents on those matters to ensure that we have a great city to live, work, and play.

Mr. Witham asked if Mr. Pellegrino still wished to proceed with this application. Responding to Mr. Witham, Mr. Pellegrino stated right now, yes. He would like to talk to whoever he has to talk to about this stuff.

Mr. Witham stated that if the City accepts your Rezoning, you are going to be an R-8 (One Family Residence Zone) so you should try to be familiar with the requirements of this district.

Mrs. Denney stated that she has a couple of questions addressing what we are talking about here with the specific requirements. Realizing that the property is what it is and now because you want to annex in, you have to come up a step so that the property looks like it's a City of Dover property. She can tell you that there are many properties that have been cited and people have to do repairs. It is not just because you are coming in. There are often residents and businesses that are cited. It is just not pointing directly to you. If she is correct in interpreting Mrs. Melson-Williams, it sounds like you would be given an opportunity to bring this stuff up to Code. The things that stood out to her when she looked at this like the dead and fallen tree branches, unregistered vehicles; obviously grading isn't an inexpensive issue but there is the fence and the other things. Are you willing to work on getting those things addressed? Responding to Mrs. Denney, Mr. Pellegrino stated yes, he is going to clean the whole place up. He is just financially strapped right now and that's one of the reasons why he wants to subdivide the property so he can have money to put a new roof on the house and to clean up the place. It doesn't look the best, but it passes County Code. He had no problems; the County was out there and they said everything was alright. There is a lot of wood there. He cut a lot of trees down. There are piles of wood. There are two fallen trees there that he just hasn't gotten around to cleaning it up but he plans on getting rid of all of that stuff.

Mrs. Denney stated that now we are having better weather some of those things you will be able to work on immediately. Responding to Mrs. Denney, Mr. Pellegrino stated yes, but he doesn't plan on putting a driveway in. It's dirt and grass and that's what it's going to be. If the City of Dover doesn't like that, then I guess I'll have to stay with the County. The fence out there is old and rusty and it was there when he bought it. He's not even sure if it's his fence or not. He had the property surveyed and the fence and all of that bamboo is not on his property; so, you shouldn't hold it against him if it's not his.

Mrs. Maucher stated that some of these items are not inexpensive and if we approve this Annexation, she presumes that you will be given a reasonable amount of time but not indefinitely to resolve them. Once we approve the Annexation, she doesn't think that you can "un-annex" yourself. She doesn't think that you can request to go back to the County once you are in. Is that correct? Responding to Mrs. Maucher, Mrs. Melson-Williams stated that the City of Dover Code is rather silent on that. There may be some State Code provisions that outline a process. We have never taken something to be de-annexed through a process, so she is not sure what that looks like. Certainly, once a property is in the City of Dover, then you would be subject to the various City of Dover rules and regulations that are established by Ordinance. Our Code Enforcement Staff has a number of things related to property maintenance. Some things such as the driveway might be considered perhaps "nonconforming" with the current standards. But it may not be required to come up to a full paved surface as if someone was building new today. There are a number of those items that they would likely allow time if they were in fact found as violations.

As she noted earlier, this is not currently a Code Enforcement case. Should a property come into the City it would be subject to Code Enforcement just like any other property citywide. At any point in time, there may be violations that need to be addressed. Staff can work with the property owner to help them understand what those rules are and to work with them on a time frame for a remedy of that. They do have a number of cases where they are working with property owners to remedy items. We do expect progress if those violations are identified. But at this point in time, we can't open a Code Enforcement case on a property that's not in the City.

Dr. Jones asked Mr. Pellegrino if she understood him to say that he had not seen these items before. Responding to Dr. Jones, Mr. Pellegrino stated no, this was the first time that he had seen them tonight.

Dr. Jones stated that they are quite extensive. Her concern is if this is the first time that you have seen this and there is discussion tonight, then maybe there is some concern about the total ramifications of you coming into the City and the consequences. She knows that we have talked about that to some extent, but it seems as though that you did not know some of these items here. There are quite a few.

Mr. Witham stated that he thinks the items that you are talking about were set forth in the DAC Report specifically. It's under "additional requirements to obtain approval." Responding to Mr. Witham, Mr. Pellegrino stated that they might have been there but he has been looking at it on a little phone.

Mr. Witham stated that our Staff is recommending approval, but we want you to understand that some of these items which are listed in the DAC comments are being recommended to be complied with. As our Staff has indicated, the City doesn't come out and simply say this has got to be done, period. If these items are such that the City believes that they are significant enough, obviously they will want to work with you to try to resolve them. As he must say, you need to review carefully what is required in your zoning district that you are coming into. The requirements that the County has may be somewhat different than what the City has. You need to examine that and that is about as much assistance as we can give you. Other than that, you may need to consult with a professional in that regard to recommend what you should do in this matter. It is also possible to have some questions about this. It is up to you whether you want to continue going forward with the Rezoning or whether you want to take some time to think about it. Responding to Mr. Witham, Mr. Pellegrino stated that right now, he would like to go forward with it, but he would like to talk to whoever he needs to talk to about this.

Mr. Witham stated that he is sure the City will have no hesitation in working with you.

Mrs. Melson-Williams stated that the Department of Planning and Inspections has the Code Enforcement section. We can certainly have you meet with that section to understand the types of things that they are charged with looking at on people's properties for the rules for the City so that you understand those. Like she said, there is not an active case because you are not within the City. These are just things that they noted during a quick look. They noted that there might be some potential concerns there. We are more than happy to have you talk to their Staff to help you understand what some of those requirements would be and the kind of timeframe for action. We

understand that this is a large tract of land and part of it is wooded so you are going to have those trees that fall and things like that. She thinks that it will be a little bit of give and take on both sides perhaps, but we can certainly have you talk to our Code Enforcement Staff about the types of things that they would be looking for on a property.

Mrs. Maucher asked if there was a urgency in getting this Annexation done tonight. Her concern is that if we approve this, you are going to end up with not much of a choice in some of these items. She is not sure which ones they are as she is not familiar enough. She is inclined to recommend that we table this for 30 days until the next meeting so that you have an opportunity to have a better understanding, especially since you just saw this tonight. Responding to Mrs. Maucher, Mr. Pellegrino asked that there is still one meeting after this, right?

Mrs. Maucher stated that it was right but it's on the agenda for tonight and we take action tonight and you become part of the City of Dover. Then you are subject to all of these Ordinances and requirements. Without having spoken with anyone from Planning, she would be more comfortable if you had a better understanding of what is going to happen before we approve this. If there is an urgency that it has to be done tonight, then we can certainly move forward or she is inclined to recommend that we table it until you have had an opportunity to better understand what this means for you.

Mr. Witham stated that they are required to hear the application and make a recommendation to City Council. They can either follow our recommendation or not but that is all that we can do at this stage. Mrs. Maucher has got a good point. If you are uncomfortable or want to inquire further about some of the things that you may or may not be required to do once you are annexed in, then it would be advisable that you may wish to continue the matter for 30 days. We can certainly do that. Responding to Mr. Witham, Mr. Pellegrino stated okay, let's table it.

Mrs. Melson-Williams stated that she would recommend that you continue with the public hearing that's already been advertised for this evening. If you wish to defer action on it, you can make that part of a motion. That will then trigger Staff to have to take some actions regarding the appearance of this before the City Council because at this point it is scheduled for a public hearing and a consideration by them on May 12, 2025. If you do defer action, we can take steps to also then move that consideration by City Council.

Mrs. Maucher asked if we have the public hearing tonight, even if we move to defer it. She would prefer to defer it and then have the public hearing when it comes back because she doesn't think you can do it again. Responding to Mrs. Maucher, Mrs. Melson-Williams stated that what you could do would be that you would open the public hearing this evening, give the opportunity for anyone who may have come to this meeting or who is attending virtually to speak, and then as part of your motion, continue to hold the public hearing open noting that that hearing would continue at your next meeting date for any additional thoughts. We would actually have to readvertise that the hearing is still open but that is all things that Staff can do. Since it was properly advertised for this evening, she thinks that you do need to at least open and start the hearing but do not close the hearing, pending its continued consideration at your next meeting.

Mrs. Maucher asked if she makes the motion now and then the public hearing gets opened or

does she wait until the public hearing has been opened. Usually, it (the motion) comes after it's closed. Responding to Mrs. Maucher, Mr. Witham stated that he thinks they can move forward with the public hearing and she can reserve her motion until we conclude the public hearing.

Mrs. Melson-Williams stated that it appears that Mr. Reaves who is online virtually has a question or statement.

Mr. Reaves asked if Mr. Pellegrino proceeds forward, he believes that his question was would he have an opportunity at the City Council meeting to also table this decision. Responding to Mr. Reaves, Mrs. Melson-Williams stated that certainly there is perhaps an opportunity there as well that they could defer action or hold action. At this point in time it is scheduled for a public hearing then but if it's not received a recommendation from Planning Commission, we can defer that hearing at Council. It's probably a little easier to do the deferment this evening than at City Council meeting in the future. They certainly work by parliamentary procedure and could put forth a motion to defer that but she thinks at this juncture, you do have the applicant here considering that maybe deferment is an appropriate step so that he can learn a little bit more about some of these concerns.

Mr. Witham opened a public hearing. (There were no members of the public wishing to speak.)

Mrs. Denney stated that if we table this it gives you a better opportunity to look at this list, which now you have seen for the first time. Some of these things you may be able to rectify immediately. When you get to some of the larger or more costly issues, you have a better opportunity to make the decision. She just wants to suggest that to the applicant. She holds two hats: one with the City of Dover and one with the Board of Adjustment for Kent County. The rules are different. Some people would say that the County is more liberal but they certainly don't have things to offer you like things you need as far as sewer, water, or things like that. She is not suggesting that he stays because of that but she thinks at the moment, nobody is chasing you. The thing that you may encounter sometimes is, occasionally the City could get letters from a neighboring property trying to get a certain property cleaned up which you obviously want to do because you want to increase the value of that property. She just wants to suggest to the applicant that if tabling this for another meeting, it gives you a little more time and it's not going to harm you financially in any way, that is something that you might want to consider. Responding to Mrs. Denney, Mr. Pellegrino stated that he plans on addressing everything here besides the driveway with the grass in it and the fence so maybe he can work with them on that. Everything else he agrees with and will be taking care of. It's almost 3 acres of ground. Some of it you can't even get through because it's so wooded and weeds and poison ivy and everything else. He just wants to subdivide it so that he has money to fix the house and sell the lots and someone else can develop it. He was working with the County and their lots are 100 feet wide. The City is 70 feet wide so that's why he was going with the City. But anybody that buys it is going to have to go with the City to hook up to the water and sewer. You can't hook up to it if you are in County so he figured that he might as well get it over with now.

Mrs. Denney stated that she doesn't disagree. The City of Dover would love to have you. You are in that area that it would fall right in line with the other houses or lots.

Mr. Pellegrino is willing to address all of these problems and keep it moving if you guys are alright with it. He just can't do it before he becomes the City of Dover. It's going to take him a little while but he is going to be working on it.

Mr. Witham stated that there is some discussion this evening as to whether we should simply continue the public hearing for a period of time which would allow the applicant to investigate these matters and see whether you actually have an issue or not. If you do, what issues can be easily resolved and what may take a little more time. You may have already done so. You may have already consulted with a professional engineer or land surveyor to inquire whether it's possible to subdivide the lots once you are in the City in the way that you wish. If you haven't done that, he knows that may cost some money but he would advise the applicant that it may be a good idea to do. Responding to Mr. Witham, Mr. Pellegrino stated that he has talked to a surveyor already.

Mr. Witham stated that he thinks there was an initial inquiry by Mrs. Maucher as to whether we should extend the public hearing by a period of time.

Mrs. Maucher moved to extend the public hearing for AX-25-01 Lands of Robert Pellegrino at 582 Acorn until the next Planning Commission meeting of May 19, 2025 as part of a motion to table this application until the next meeting as well, seconded by Mrs. Denney and the motion was carried 7-2 by roll call vote. Mrs. Maucher voting yes; based on statements made previously. Mr. Lewis voting no; it just seems like delaying the inevitable. It's going to happen. He wants it and he's said that he is alright with tabling it but we have more than enough information here. Mr. Roach voting yes; he agrees with motion. Mrs. Denney voting yes; she just thinks it gives a little more time for Mr. Pellegrino to improve some of the things that need to be done. Mr. Baldwin voting yes. Dr. Jones voting yes; for reasons previously stated. Mr. Reaves voting no; for reasons previously stated. Mrs. Welsh voting yes; for reasons previously stated. Mr. Witham voting yes; as he understands the motion. It is not a motion to table: it is a motion to extend the hearing or additional time for the hearing to keep it open. It is his understanding that the applicant wishes to have the hearing extended to allow him to do further investigation to see if he wants to proceed or not.

Mrs. Melson-Williams stated that if Mr. Pellegrino reaches out to their office tomorrow, they can work on getting him in contact with someone from Code Enforcement so that you have some understanding of those rules. They will take the appropriate steps to add this to the Planning Commission's May meeting where the public hearing will be continued. They will consider it and we will also take the appropriate steps for the City Council meeting for May 12, 2025 to have the action at that meeting also postponed to a future meeting of City Council.

NEW BUSINESS

Summary of Applications 2024 and 2025

Mrs. Melson-Williams stated that a lot of times they would have this in your Quarterly Workshops but since we haven't been having those and you had a light agenda tonight, she brought it to the Commission this evening. The first is the running tally of all types of

applications in front of the Planning Commission, Historic District Commission and Administrative Plan Reviews. You can see on a by quarter basis for the last two years and then the trends going back to 2008. We actually have more than that because only so much fits on a page. In 2024, there was an increase in the number of applications across the board after a slow start in Quarter 1. You can see that Site Plans and Miscellaneous do have some of those types of applications which are administrative reviews. You did not see a total of 20 Site Plan reviews before this body last year. These are just the beginnings of a number of those projects. They did include in the packet the more detailed Summary Chart for 2024 which goes through each of the applications by title and name and gives a little bit about their type and project status. You can take a look through those. Just a reminder to Planning Commission that once it appears here, that's not the end of its life. They have to move through a process to finalize the plan to get Final Plan approval and then move into permitting for construction activity. She is happy to answer any questions on status of projects. This will give you a sense of kind of where some of them are at least. Also included in your packet, they started the chart of 2025 and that shows through Quarter 1 and then a couple of the ones that they already had in hand in April. We are off to a fairly busy start to 2025 as well. This information was included in the Department's Annual Report that was presented to City Council in recent months as well. The full report is posted on the City's website if you are interest in looking at that. If you want your own personal copy, you can certainly make that request to Planning Staff and they will make sure you get that.

Meeting adjourned at 8:13 PM.

Sincerely,

Kristen Mullaney
Secretary