CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2013-0620-0622
REQUEST: Multiple Requests
PROJECT: Mays Office Building
MEETING DATE: June 5, 2013

APPLICANT/OWNER
Mays Consulting & Evaluation Services, Inc.
P.O Box 1020
Delaware, Ohio 43015

REQUEST
2013-0620: A request by Mays Consulting and Evaluation Services Inc., for approval of a Conditional Use Permit allowing the placement of a Planned Mixed Use (PMU) Overlay District to be established at 201 Pennsylvania Avenue and 53 Kirkland Street on approximately 1.01 acres zoned R-3 (One Family Residential District).
2013-0621: A request by Mays Consulting and Evaluation Services Inc., for approval of a Rezoning Amendment to allow a Planned Mixed Use (PMU) Overlay District to be established at 201 Pennsylvania Avenue and 53 Kirkland Street on approximately 1.01 acres zoned R-3 (One Family Residential District).

2013-0622: A request by Mays Consulting and Evaluation Services Inc., for approval of an Amendment to the Comprehensive Plan on property designated as Moderate Density Single Family on the future land use map to Mixed Use on approximately 1.01 acres zoned R-3 (One Family Residential District).

PROPERTY LOCATION & DESCRIPTION
The subject three parcels are located at the southwest corner of the Pennsylvania Avenue and Kirkland Street and currently is the site of church and associated parking lot. The surrounding properties are all zoned R-3 (One Family Residential District).

BACKGROUND
The owner has an option to purchase the church building and associated parking lot (approximately 53 parking spaces) and convert the use into an office building for an engineering firm. The site has been a church since approximately 1959 when the church was constructed per the Delaware County Auditor's office. The Planned Mix Use (PMU) Overly District would permit an office building in the underlying R-3 zoning district.

On April 29, 2013, the applicant held a public meeting with the property owners within 150 feet to discuss the proposal. The comments from all the neighbors who attended were positive and supported the conversion of the church to an office use.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan recommends a future land use of Moderate Density Single Family for the subject properties. Mature existing single-family residences surround the subject properties to the south, east and west while the Delaware County Fairgrounds (Institutional Land Use) are located north of the site. In addition, the property to the north is used as a farmers market on weekends throughout the warmer months. Also, a rational argument could be made that churches could be a more intense land use than a small business office use. Therefore, the proposed use appears to be consistent with the existing land use and a Mixed Use designation would be required to allow a Planned Unit Overlay (PMU) district per the zoning code. The Comprehensive Plan contains the following land use recommendation that could not support a Mixed Use designation:

  LU 15.1 Neighborhood retail uses remain limited and in a few locations. No additional retail or office uses are expanded into subarea.

  Again, the church use and proposed office use are compatible and from a practical perspective the uses are not changing just the word definitions per the Comprehensive Plan. Furthermore to this point, a church is a conditional use in a residential district and a permitted use in a commercial district. Arguably, the limited slate of uses proposed is less intense than the church at its capacity.

- **ZONING:** As previously mentioned, all the properties are zoned R-3 which does not permit an office use without the Planned Mixed Use (PMU) Overlay District. As a result City Staff suggested a Planned Mixed Use (PMU) Overlay to allow a low intensity office and other low intensity commercial uses while preserving most of the R-3 residential district uses and regulations.

- **DEVELOPMENT TEXT:** Being proposed as a PMU Overlay, the Development Text sets forth the development standards and requirements for this development and any future development. Staff has crafted a Development Text that is sensitive to the residential surroundings.
- **SITE CONFIGURATION:** The existing church fronts Pennsylvania Avenue with a 15 space parking lot located behind the church. A curb cut located just west of the church connects Pennsylvania Avenue and the alley behind the church. The City Engineer indicated the access at this location would have to limited to an exit only. Just south of the church across the existing alley are two parcels that encompass 0.16 acre each (50 x 142) and contains approximately 38 parking spaces. The two parking lots work in concert with each other with access through the alley for both lots and curb cuts from Kirkland Street for the larger parking lot. The applicant anticipates a maximum of 13 vehicles at any one time or less than that on a daily basis. There is sufficient parking available for the proposed use and any future uses.
- **BUILDING DESIGN:** The original portion of the church (western most building) was constructed in 1959 while the newer eastern building was apparently constructed in the 1990's. The applicant is not proposing any revisions to the building or site plan but any new construction would have to conform with Section 1171 Design Criteria and Performance Standards.
- **TREE REMOVAL & REPLACEMENT:** Because the applicant is not proposing any revisions to the site plan, no trees are being removed.
- **LANDSCAPING & SCREENING:** The applicant would be required to install 4 street trees (150 feet of frontage/ 1 tree every 40 feet) along Kirkland Street that would have to be approved by the Shade Tree Commission. In addition, if the dumpster remains it will have to be screened by a brick wall that matches church and have wood doors painted to match.
- **SIGNAGE:** The applicant proposes to utilize the existing ground sign fronting Pennsylvania Avenue and just change the sign face, while permanently removing the changeable copy of the existing sign.
- **CONDITIONAL USE PERMIT:** The approval of a Planned Mixed Use (PMU) Overlay requires the criteria of a Conditional Use Permit to be met. Staff has reviewed these criteria and finds that all applicable criteria are met for approval of the Conditional Use Permit.

STAFF RECOMMENDATION (2013-0620 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by Mays Consulting and Evaluation Services Inc., of a Conditional Use Permit allowing the placement of a Planned Mixed Use (PMU) Overlay District to be established at 201 Pennsylvania Avenue and 53 Kirkland Street on approximately 1.01acres zoned R-3 (One Family Residential District).

STAFF RECOMMENDATION (2013-0621 – REZONING)

Staff recommends approval of a request by Mays Consulting and Evaluation Services Inc., of a Rezoning Amendment to allow a Planned Mixed Use (PMU) Overlay District to be established at 201 Pennsylvania Avenue and 53 Kirkland Street on approximately 1.01 acres zoned R-3 (One Family Residential District) with the following conditions that:

1. Any change of use of any existing structure or property shall require conformance to all provisions of the Development Text and current zoning code as applicable except Building Setback Standards, Parking Setbacks, and Building Design. Such exception shall not be granted for any addition, exterior modification, enlargement, or exterior alteration of the building or site.
2. A sidewalk shall be installed along Kirkland Street per City standards within one year of the City Council approval effective date.
3. The full movement curb cut on Pennsylvania Avenue shall be converted into an exit only curb cut.
4. Four street trees shall be installed along Kirkland Street with approval of the Shade Tree Commission.
5. If a dumpster is used it shall be enclosed by a brick wall to the match the church building and have a wood door painted or stained to match.

STAFF RECOMMENDATION (2013-0622 – COMPREHENSIVE PLAN AMENDMENT)

Staff recommends approval of a request by Mays Consulting and Evaluation Services Inc., for approval of an Amendment to the Comprehensive Plan on property designated as Moderate Density Single Family on the future land use map to Mixed Use on approximately 1.01acres zoned R-3 (One Family Residential District).

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled*_____

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: 05/30/13

2013-0621
MAYS OFFICE BUILDNG
201 PENNSYLVANIA AVENUE AND 53 KIRKLAND STREET

DEVELOPMENT TEXT
PLANNED MIXED USE OVERLAY DISTRICT

1. DESCRIPTION OF DEVELOPMENT

Mays Consulting and Evaluation Services Inc., is proposing a Planned Mixed Use Overlay District on three properties zoned R-3 (One Family Residential District) that encompasses approximately 1.01 acres. The subject properties are 201 Pennsylvania Avenue and 53 Kirkland Street (two parcels) which are located at the southwest corner of the intersection of Pennsylvania Avenue and Kirkland Drive.

Address	**Parcel #**	**Use**
201 Pennsylvania Avenue	51942304001000	Church
53 Kirkland Street	51923040200000	Parking Lot
(2 parcels)	51942304019000	Parking Lot

2. GENERAL DEVELOPMENT STANDARDS

a. **Purpose and Intent.** It is the intent of the owner to convert the existing church into an office use for their business and utilize the existing parking lot. The owner is not planning any new building and/or structures on the property at this time. This Development Text represents the zoning requirements for this area unless otherwise noted.

b. **Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.

c. **Limitations.** Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan.

d. **Major Modifications.** The buildings, parking lot and site features at the date of approval comprise the Final Development Plan. Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any major change in the use or occupancy or any major increase in the residential and commercial building area.
(2) Major change in the approved location of land uses.

e. **Minor Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
(2) Any minor change to the use or occupancy other than those uses specifically allowed in this text or any minor changes to the approved site layout.
(3) Minor change in the approved location of land uses.
(4) Minor structural alterations that do not alter the overall design intent of the building.

3. USE & SPECIFIC DEVELOPMENT STANDARDS



a. **Uses.** The following residential and commercial uses shall be considered permitted or conditionally permitted on the three parcels as represented in the chart below by P, C or L respectively, and as defined by Chapter 1121 of the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

Residential Uses

(1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.

(2) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at

the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.

(3) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.

(4) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to sheds, non-commercial storage buildings, signs, fences, walls, trash receptacles and enclosures, and off-street parking areas. If the uses are specified as conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	Uses
(a) Residential	
(1) Single-family dwelling	P
(b) Offices and Professional Services	
(1) Offices – administrative, business and professional	P
(2) Financial Institutions, banks	P
(3) Medical and dental offices, health and allied services	P
(c) Recreation	
(1) Health and wellness classes	L
(d) Community Facilities	
(1) Place of worship	P
(2) Schools, public or private	C
(3) Park, playground	P
(4) School, trade, business or cultural arts	C
(5) Library	P
(6) Daycare center, child/adult	C
(7) Public safety and service facility (local service)	P
(e) Accessory Uses	
(1) Off-street parking and loading area	A
(2) Fencing and screening	A

Land Use Category	Uses
(3) Detached garages	A

b. **Lot Standards.** The following standards shall apply for lot standards and coverage.

Lot Standards	
(1) Minimum lot area	0.16 acres
(2) Minimum lot width	50 ft.

c. **Building Setback Standards.** The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan.

Minimum Building Setbacks	
(1) Front Yard	25 ft.
(2) Side Yard	Total 15ft (minimum 7ft).
(3) Rear Yard	25 ft.

d. **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle.

Minimum Parking Setbacks	
(1) Setback from Kirkland Street	0 ft.
(2) Setback from rear and side setbacks	5 ft.

e. **Maximum Building Height.** The maximum height of any building or structure shall be 35 feet excluding any architecture elements (i.e. steeple's, etc.) as measured from finished floor elevation to the highest point of the roof.

f. **Building Design.** Any new residential or commercial structures shall comply with Chapter 1171 Design Criteria and Performance Standards.

g. **Tree Removal and Replacement.** Any new development activity shall comply with Chapter 1168 Tree Preservation Regulations.

h. **Landscaping and Screening.** Any new building(s) or site improvement(s) shall comply with all landscaping and screening requirements per Chapter 1166.

(1) The owner shall install street trees along Kirkland Street per the zoning requirements.

(2) The existing dumpster shall be screen by a brick wall to the match the church and have wood doors painted or stained to match. If refuse service is by other means, the dumpster and any appurtenances shall be removed from the site.

i. **Lighting.** Any new building, site, and accent lighting shall be provided in accordance with the Chapter 1158 Lighting Plan.

j. **Signs.** All new signage shall comply with Chapter 1165 Signs and the Gateways and Corridors Plan.

(1) Sign face changes can be approved administratively if they achieve compliance with all zoning code requirements.

(2) The changeable copy portion of the existing sign shall hereafter not be permitted for any use.

k. **Access**. The full movement curb cut on Pennsylvania Avenue shall be converted to an exit only curb cut.

l. **Sidewalk**. A new sidewalk shall be required along Kirkland Street per engineering requirements. The owner shall install or make a payment in lieu of construction of the sidewalk within one year of the City Council approval effective date.

m. **Parking:** Any future use changes on the site shall comply with the minimum parking requirements of the zoning code.

n. **Specific Standards for Limited Uses.** Any use listed as a limited use shall meet all requirements of the Zoning Code, unless otherwise exempted or modified in this Section which shall take precedence in all cases, as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.

(1) **Health and Wellness Classes.** The number of participants shall be limited to 50 people at any one time.

Mays Consulting & Evaluation Services, Inc.

A Professional Consulting & Evaluation Organization

April 24, 2013

Re: Pathway Church of God Property

Dear Resident:

My name is Jim Mays and together with my family, we own an engineering firm named Mays Consulting & Evaluation Services, Inc.

You may have noticed that the Pathway Church of God facility located at 201 Pennsylvania Avenue has been listed for sale. We have visited the site multiple times and really like the building and love the neighborhood. Subsequently, our company recently went into contract to purchase the property for the purpose of locating our office there.

Currently, the Pathway Church of God facility is located in a residential zoning classification and we are going through the process of changing the classification to office use.

The intent of my letter is to give you some info on our company's history and operations so that you have an idea of what type of business is planned for the property. Below is some information on our company and the Pathway Church of God property.

- Our company was founded by my father, Gary Mays, over twenty (20) years ago and has maintained an office outside of the city limits since the firm was started. All of the family members involved with the company and most of our employees are long-time Delaware County residents.

- We have thirteen (13) employees, which include engineers, consultants and specialized inspectors. Our hours of operation are 8:00 am to 5:00 pm, Monday through Friday. Frequently, our personnel are traveling out of town to project sites so on any given day rarely are all employees at our office. Furthermore, we do not typically have visitors or clients that visit our office. We anticipate very little traffic in and out of the property.

P.O. Box 1020 • Delaware, Ohio 43015 • (740)363-9511 • Fax (740)363-3050
E-Mail: info@mces.com
www.mces.com

- Our staff positions include higher paying professions and total payroll is estimated to be $1,000,000. By relocating to a location in the City of Delaware, the city will benefit by significant income tax collections on our employees' wages.

- Pathway Church of God is exempt from paying real estate taxes. If the rezoning for office use is successful and we occupy the space, the exempt status will cease and we will be paying several thousand dollars a year in real estate taxes. This will benefit the city, school district and other government agencies by providing additional source of revenue that is currently not being provided.

- The building and grounds have been well kept by the church and we will keep it that way.

On Monday, April 29 from 5:30 pm to 6:30 pm, I will be at the Pathway Church of God facility for an informal meet and greet and invite you to stop by so I can introduce myself.

We are excited to locate our office in the Pathway Church of God facility and we are confident we would be good neighbors.

If you have any questions, please feel free to give me a call (740-363-9511) or send me an email at jmays@mces.com. Thank you.

Sincerely,

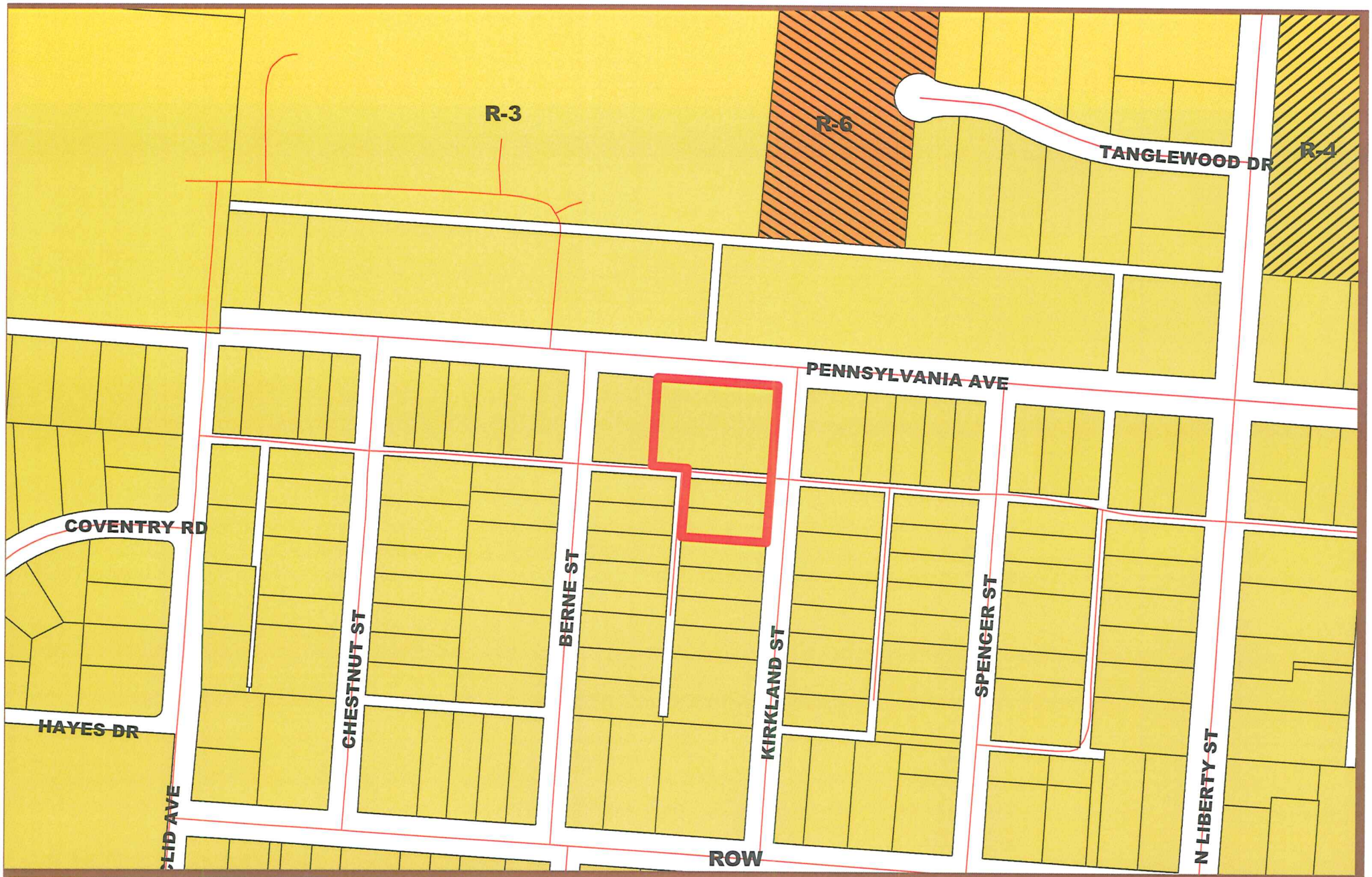
Jim Mays
Operations Manager



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2013-0620-0622
Conditional Use Permit,
Rezoning & Comprehensive Plan Amendment
Mays Office Building- 201 Pennsylvania Avenue
Location Map

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CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2013-0620-0622
Conditional Use Permit,
Rezoning & Comprehensive Plan Amendment
Mays Office Building- 201 Pennsylvania Avenue
Zoning Map

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CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2013-0620-0622
Conditional Use Permit,
Rezoning & Comprehensive Plan Amendment
Mays Office Building- 201 Pennsylvania Avenue
Comprehensive Plan

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CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2013-0620-0622
Conditional Use Permit,
Rezoning & Comprehensive Plan Amendment
Mays Office Building- 201 Pennsylvania Avenue
Aerial (2010)

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CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2013-0620-0622
Conditional Use Permit,
Rezoning & Comprehensive Plan Amendment
Mays Office Building- 201 Pennsylvania Avenue
Final Development Plan

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CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM

Planning *and* Community Development
CITY OF DELAWARE, OHIO

Project # _____ Case # 2013-0620-CUP
2013-0621-REZ
2013-0622-CPA

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☐ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☐ Final Development Plan
- ☐ Final Development Plan Extension
- ☐ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☐ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☒ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name Pathway Church of God Address 201 Pennsylvania Ave. (51942304001000) 53 Kirkland St. (51942304019000) Kirkland St. (51942304020000)

Acreage 1 Square Footage _____ Number of Lots 3 Number of Units _____

Zoning District/Land Use _____ Proposed Zoning/Land Use _____ Parcel # 51942304001000, 51942304019000 51942304020000

Applicant Name Mays Consulting & Evaluation Services, Inc. Contact Person Jim Mays

Applicant Address PO Box 1020, Delaware, OH 43015

Phone 740-363-9511 Fax 740-363-3050 E-mail jmays@mces.com

Owner Name Pathway Church of God Contact Person Robert Pendleton / Diane Thatcher

Owner Address 201 Pennsylvania Ave., Delaware, OH 43015

Phone 614-451-8745 Fax 614-451-4470 E-mail dthatcher@meadowpark.org

Engineer/Architect/Attorney N/A Contact Person _____

Address _____

Phone _____ Fax _____ E-mail _____

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

_____ _____
Owner Signature Owner Printed Name

_____ Jim Mays
Agent Signature Agent Printed Name

Sworn to before me and subscribed in my presence this 26th day of April, 2013

Regina R Glass
Notary Stamp Notary Public

REGINA R. GLASS
NOTARY PUBLIC • STATE OF OHIO
Recorded in Delaware County
My commission expires Nov. 13, 2016

April 25, 2013

Dave Efland
Director, Planning & Community Development
City of Delaware
1 S. Sandusky St.
Delaware, OH 43015

Re: Pathway Church of God Rezoning
Parcel #'s 51942304001000, 51942304019000, 51942304020000

Dear Mr. Efland:

Please accept this letter as notification that I am an authorized owner representative of the Pathway Church of God property located at 201 Pennsylvania Avenue (parcel #'s 51942304001000, 51942304019000, 51942304020000) and hereby allow Jim Mays to act as agent to facilitate the rezoning process.

Thanks,

Robert Pendleton
Pathway Church of God formerly known as First Church of God, Inc.
201 Pennsylvania Ave
Delaware, OH 43015
Phone: 614-451-8745
Fax: 614-451-4470

ORDINANCE NO. 13-36

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR MAYS CONSULTING AND EVALUATION SERVICES INC., TO ALLOW A PLANNED MIXED USE (PMU) OVERLAY DISTRICT TO BE ESTABLISHED AT 201 PENNSYLVANIA AVENUE AND 53 KIRKLAND STREET ON APPROXIMATELY 1.01± ACRES ON PROPERTY ZONED R-3 (ONE FAMILY RESIDENTIAL DISTRICT).

WHEREAS, the Planning Commission at its meeting of June 5, 2013 recommended approval of a Rezoning Amendment for Mays Consulting and Evaluation Services Inc., to allow a Planned Mixed Use (PMU) Overlay District to be established at 201 Pennsylvania Avenue and 53 Kirkland Street on approximately 1.01± acres on property zoned R-3 (One Family Residential District) (PC 2013-0621), and

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Rezoning Amendment for Mays Consulting and Evaluation Services Inc., to allow a Planned Mixed Use (PMU) Overlay District to be established at 201 Pennsylvania Avenue and 53 Kirkland Street on approximately 1.01± acres on property zoned R-3 (One Family Residential District), the same and is hereby confirmed, approved, and accepted, with the following conditions that:

1. Any change of use of any existing structure or property shall require conformance to all provisions of the Development Text and current zoning code as applicable except Building Setback Standards, Parking Setbacks, and Building Design. Such exception shall not be granted for any addition, exterior modification, enlargement, or exterior alteration of the building or site.
2. A sidewalk shall be installed along Kirkland Street per City standards within one year of the City Council approval effective date.
3. The full movement curb cut on Pennsylvania Avenue shall be converted into an exit only curb cut.
4. Four street trees shall be installed along Kirkland Street with approval of the Shade Tree Commission.
5. If a dumpster is used it shall be enclosed by a brick wall to the match the church building and have a wood door painted or stained to match.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS 7 NAYS 0
ABSTAIN 0

PASSED: 6/24, 2013 YEAS 7 NAYS 0
ABSTAIN 0

ATTEST: Christine Shaw
CITY CLERK

MAYOR