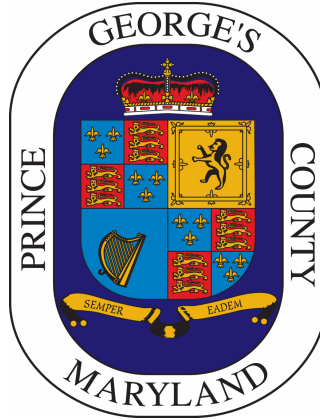


Prince George's County Council

*Wayne K. Curry Administration Building
1301 McCormick Dr
Largo, MD 20774*



Zoning Agenda - Revised*

**Tuesday, October 21, 2025
10:00 AM**

Council Hearing Room

Sitting as the District Council

Edward P. Burroughs III, Chair, District 8

Krystal Oriadha, Vice Chair, District 7

Shayla D. Adams-Stafford, District 5

Wala Blegay, District 6

Thomas E. Dernoga, District 1

Wanika Fisher, District 2

Sydney J. Harrison, District 9

Calvin S. Hawkins, II, At-Large

Jolene Ivey, At-Large

Eric C. Olson, District 3

Ingrid S. Watson, District 4

Colette R. Gresham, Acting Council Administrator

RULES OF COURTESY

You are now participating in the process of representative government. We welcome your interest and hope you will attend Prince George's County District Council meetings often. Good government depends on the interest and involvement of you and your fellow citizens. All District Council Sessions are public meetings, however, a part of the meeting may be conducted in closed session.

To insure fair and orderly meetings, the District Council has adopted rules which apply to all members of the Council, administrative staff, news media, citizens and visitors which provide that no one may delay or interrupt the proceedings or refuse to obey the orders of the presiding officer. No posters or placards may be brought into the hearing room, nor any food and drink. Citizens are admitted up to the Fire Safety capacity only.

ORAL ARGUMENT HEARINGS

Testimony at Oral Argument Hearings is limited to thirty (30) minutes for each side, including questions from the Council Members, unless extended by the Chairman of the Council. Persons wishing to give oral argument on a specific case should sign the forms provided in the front of the hearing room. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify.

EVIDENTIARY HEARINGS

A verbatim transcript is prepared for all Evidentiary Hearings. Testimony and evidence are presented and exhibits introduced. Transcripts of these hearings along with any exhibits, constitute the record in the case.

ORDER OF PRESENTATION AT HEARINGS

1. Orientation by the Planning Staff or appropriate staff person
2. Testimony from the side requesting the hearing
3. Testimony from the side favoring the decision
4. Comments by the People's Zoning Counsel
5. Five (5) minute rebuttal from the side requesting hearing
6. Five (5) minute rebuttal from the side favoring decision

PARTICIPATION IN ZONING MEETINGS

Meetings of the District Council are formal proceedings and are recorded. If you are eligible to participate, register with the Clerk, and when called by the presiding officer, follow the following steps:

1. Come forward to the speaker's podium and state your name and address for the record.
2. Present comments as succinctly as possible.
3. Confine remarks to information contained in the record, except for Evidentiary Hearings.
4. Observe time limitations as directed by the presiding officer.
5. Give any written statements to the Clerk of the Council

In accordance with ADA Requirements, accommodations for hearing impaired, disabled persons and visually impaired can be provided upon reasonable notice to the Clerk of the Council. Sign language and interpreters for non-english speakers are available with advance notice by calling 301-952-3600. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

FOR LIVE STREAMING AND VIDEO VISIT OUR WEBSITE AT: <http://pgccouncil.us>

PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 10062025](#)

District Council Minutes Dated October 6, 2025

Attachment(s):

[10-6-2025 District Council Minutes Draft Part 1](#)

[10-6-2025 District Council Minutes Draft Part 2](#)

ORAL ARGUMENTS**CSP-23002****Signature Club East****Applicant(s):**

WP East Acquisitions, L.L.C.

Location:

Located in the northeast quadrant of the intersection of MD 228 (Berry Road) and Manning Road East (16.90 Acres; RMF-48 Zone (Prior; M-X-T Zone).

Request:

Requesting approval of a Conceptual Site Plan (CSP) for the development of up to 300 multifamily dwelling units and 12,600 square feet of commercial/retail space.

Council District:

9

Appeal by Date:

9/4/2025

Action by Date:

11/3/2025

History:

06/26/2025

M-NCPPC Technical Staff

approval with conditions

07/31/2025

M-NCPPC Planning Board

approval with conditions

09/03/2025

Person of Record

filed

Alex Votaw Esq., Persons of Record, filed an appeal of the Planning Boards Decision.

09/10/2025

Clerk of the Council

mailed

Notice of Oral Argument Hearing was mailed to Persons of Record.

10/14/2025

Applicant

filed

Edward C. Gibbs Jr. Esq., attorney for the applicant, filed a response to the appeal filed and request for limited Remand.

Attachment(s):

[CSP-23002-Zoning Agenda Item Summary](#)

[CSP-23002-Presentation Slides](#)

[CSP-23002-Notice of Oral Argument](#)

[CSP-23002-Gibbs to Brown written response to the appeal](#)

[CSP-23002-Votaw to Brown Appeal Letter \(9-3-2025\)](#)

[CSP-23002-Planning Board Resolution](#)

CSP-23002-PORL

[CSP-23002-Technical Staff Report](#)

[CSP-23002-Transcripts](#)

[CSP-23002-Planning Board Record](#)

[CSP-23002-PZC Notice of Intention to Participate District](#)

NEW CASES**[ERR-001-2025](#)****Hofmann Brothers Towing, Inc****Applicant(s):**

Hofmann Brothers Towing Inc, Hofmann Brothers Used Cars

Location:

Located at 7808 Sandy Spring Road, Laurel, MD 20707(1.74 Acres; RR Zone).

Request:

Requesting approval of a Permit Issued in Error (ERR) for the validation of Permit U14196. This permit previously allowed an automobile sales lot for the sale of used cars and operation of an automobile towing station with storage of wrecked vehicles.

Council District:

1

Appeal by Date:

10/14/2025

Action by Date:

1/12/2026

Municipality:

Laurel

History:

09/11/2025

Zoning Hearing Examiner

approval with conditions

10/06/2025

Sitting as the District Council

deferred

Attachment(s):[ERR-001-2025 Zoning Agenda Item Summary](#)[ERR-001-2025 Notice of Decision](#)[ERR-001-2025 ZHE Decision](#)

ERR-001-2025 PORL

[ERR-001-2025 Exhibit List](#)[ERR-001-2025 Exhibits # 1-30](#)[ERR-001-2025 Transcript 6-18-2025](#)[ERR-001-2025 Transcript 7-16-2025](#)[ERR-001-2025 Transcript 8-19-2025](#)

NEW CASES (continued)**ZMA-2024-003****RST New Carrollton****Applicant(s):**

RST DEVELOPMENT, LLC

Location:

Located on the south side of MD 450 (Annapolis Road), at 7591 Annapolis Road, Lanham, Maryland (4.29 Acres; NAC Zone).

Request:

Requesting approval of a Zoning Map Amendment (ZMA) to rezone approximately 4.29 acres in the NAC (Neighborhood Activity Center) Zone to the NAC-PD (Neighborhood Activity Center Planned Development) Zone for the development of up to 300 multifamily dwelling units.

Council District:

3

Appeal by Date:

11/14/2025

Action by Date:

3/16/2026

Opposition:

Amanda Karam

History:

04/17/2025

M-NCPPC Technical Staff

approval with conditions

10/15/2025

Zoning Hearing Examiner

approval with conditions

Attachment(s):[ZMA-2024-003-Zoning Agenda Item Summary](#)[ZMA-2024-003-Notice of ZHE Decision](#)[ZMA-2024-003-ZHE Decision](#)[ZMA-2024-003-PORL](#)[ZMA-2024-003-Technical Staff Report 4-10-2025](#)[ZMA-2024-003-Technical Staff Report 5-1-2025](#)[ZMA-2024-003-Exhibit List](#)[ZMA-2024-003-Exhibits # 1-48](#)

ITEM(S) FOR DISCUSSION**DSP-22001 Remand****McDonald's Ager Road****Applicant(s):**

McDonald's USA, LLC

Location:

Located in the northeast quadrant of the intersection of MD 410 (East West Highway) and Van Buren Street, and on the south of Ager Road (4.17 Acres; CGO Zone (Prior; C-S-C Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the development of a 3,683 square-foot eating and drinking establishment with drive-through service on the southern portion of Parcel 23.

Council District:

2

Appeal by Date:

8/14/2025

Action by Date:

10/30/2025

History:

09/12/2024 M-NCPPC Technical Staff approval with conditions

02/06/2025 M-NCPPC Planning Board approval with conditions

02/24/2025 Sitting as the District Council elected to review

Council elected to review this item (Vote: 7-0; Absent: Council Members Blegay, Harrison, and Olson).

02/28/2025 Office of the Clerk of the Council mailed

Notice of Oral Argument Hearing was mailed to Persons of Record.

03/25/2025 Person of Record filed

Greg Smith, Lisa Entzminger, Alexi Sanchez Boado, Jeff Cronin, Melissa Schweisguth, Daniel Broder, Persons of Record, filed request to reschedule Oral Argument Hearing.

03/25/2025 Person of Record filed

Greg Smith, Lisa Entzminger, Alexi Sanchez Boado, Jeff Cronin, Melissa Schweisguth, Daniel Broder, Persons of Record, filed written testimony.

03/25/2025 Person of Record filed

Melissa Schweisguth, Person of Record, filed written testimony.

03/25/2025 Person of Record filed

Lisa Entzminger, Person of Record, filed written testimony.

03/25/2025	Applicant	filed	<i>Edward C. Gibbs Jr. Esq., attorney for the applicant filed written testimony.</i>
03/25/2025	Person of Record	filed	<i>Ilse Catalan, Person of Record, filed written testimony.</i>
03/26/2025	Person of Record	filed	<i>Greg Smith, Person of Record, filed written testimony.</i>
03/27/2025	Applicant	filed	<i>Edward C. Gibbs Jr. Esq., attorney for the applicant filed a Response to the Request to Reschedule Oral Arguments filed by Persons of Record.</i>
04/01/2025	Sitting as the District Council	hearing held; case taken under advisement	<i>Jill Kosack, M-NCPPC planning staff, provided an overview of the Detailed Site Plan (DSP) application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Edward Gibbs Esq., attorney for applicant spoke in support. Ilse Catalan, Alexi Boado, Jeff Cronin and Greg Smith spoke in opposition. Council took this case under advisement.</i>
04/14/2025	Sitting as the District Council	referred for document	<i>Council referred item to staff for preparation of a document of remand to the Planning Board (Vote: 9-0; Absent: Council Member Fisher).</i>
04/22/2025	Sitting as the District Council	remanded	<i>Council adopted prepared order of remand (Vote: 9-0; Absent: Council Member Hawkins).</i>
04/25/2025	Clerk of the Council	mailed	<i>The Notice of Final Decision of the District Council was mailed to Persons of Record.</i>
04/28/2025	Clerk of the Council	transmitted	<i>Memo transmitted to Sherri Conner, Acting Division Chief, M-NCPPC Development Review Division, that District Council voted to remand the case to the Planning Board.</i>

04/28/2025	Clerk of the Council	mailed
	<i>The Notice of Administrative Correction was mailed to Persons of Record.</i>	
05/28/2025	M-NCPPC Technical Staff	approval with conditions
07/10/2025	M-NCPPC Planning Board	approval with conditions
08/14/2025	Person of Record	filed
	<i>Alexi Sanchez Boado, Greg Smith, Lisa Entzminger, Jeff Cronin, Melissa Schweisguth, Daniel Broder, Shantha Ready Alonso, Marybeth Shea, Rebeca Rios, Persons of Record, filed an appeal of the Planning Boards Decision.</i>	
08/22/2025	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
09/08/2025	Sitting as the District Council	announced hearing date
09/25/2025	Person of Record	filed
	<i>Rachel Mulford, Person of Record, filed written testimony.</i>	
09/29/2025	Applicant	filed
	<i>Edward C. Gibbs Jr. Esq., attorney for the applicant, filed written testimony.</i>	
09/29/2025	Person of Record	filed
	<i>Jeff Cronin, Person of Record, filed written testimony.</i>	
09/29/2025	Person of Record	filed
	<i>Greg Smith, Person of Record, filed written testimony.</i>	
09/29/2025	Person of Record	filed
	<i>Irene Marsh, Person of Record, filed written testimony.</i>	
09/29/2025	Person of Record	filed
	<i>Becky Livingston, Person of Record, filed written testimony.</i>	
09/29/2025	Person of Record	filed
	<i>Rachel Mulford, Person of Record, filed written testimony.</i>	
09/29/2025	Person of Record	filed
	<i>Melissa Schweisguth, Person of Record, filed written testimony.</i>	

09/29/2025	Person of Record	filed
	<i>Marybeth Shea, Person of Record, filed written testimony.</i>	
09/29/2025	Person of Record	filed
	<i>Doris Bartel, Person of Record, filed written testimony.</i>	
10/06/2025	Sitting as the District Council	hearing held; case taken under advisement
	<i>Hyojung Garland, M-NCPPC planning staff, provided an overview of the Detailed Site Plan (DSP) application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Edward Gibbs Esq., attorney for applicant spoke in support. Greg Smith, Alexi Boado, Melissa Schweisguth, Rebeca Rios, and Rachel Mulford spoke in opposition. Council took this case under advisement.</i>	
10/15/2025	Applicant	filed
	<i>Edward C. Gibbs Jr. Esq., attorney for Applicant, filed a request to formally withdraw DSP-22001 Remand McDonald's Ager Road.</i>	

Attachment(s):

[DSP-22001 Remand - Zoning Agenda Item Summary](#)
[DSP-22001 Remand - Gibbs to Brown \(withdrawal letter 1](#)
[DSP-22001 Remand - Presentation Slides](#)
[DSP-22001 Remand - Smith to Brown \(written testimony 1](#)
[DSP-22001 Remand - Shea to Brown \(written testimony 9](#)
[DSP-22001 Remand - Schweisguth to Brown \(written testi](#)
[DSP-22001 Remand - Mulford \(PTO\) to Brown \(written te](#)
[DSP-22001 Remand - Livingston to Brown \(written testim](#)
[DSP-22001 Remand Bartel to Brown \(written testimony e](#)
[DSP-22001 Remand - Marsh to Brown \(written testimony](#)
[DSP-22001 Remand - Cronin to Brown \(written testimony](#)
[DSP-22001 Remand - Gibbs to Brown Written Testimony](#)
[DSP-22001 Remand - Mulford to Brown Written Testimon](#)
[DSP-22001 Remand - Notice of Oral Argument](#)
[DSP 22001 Remand - Alexi Boado et al. to Brown Appeal](#)
[DSP-22001 Remand- Planning Board Resolution](#)
DSP-22001 Remand- PORL
[DSP-22001 Remand-Technical Staff Report](#)
[DSP-22001 Remand- Transcripts 6-12-2025](#)
[DSP-22001 Remand - Planning Board Record Part 1](#)
[DSP-22001 Remand - Planning Board Record Part 2](#)
[DSP-22001 Remand PZC - Notice of Intention to Participa](#)

ITEM(S) FOR DISCUSSION**SE-22002 Remand****Stewart Property****Applicant(s):**

ESC 8215 Springfield, L.C.

Location:

Located approximately 390 feet southeast of the intersection of Lake Glen Drive and Springfield Road, at 8215 Springfield Road, Glenn Dale, Maryland (12.01 Acres; RR Zone).

Request:

Requesting approval of a Special Exception (SE) to develop a Planned Retirement Community with 57 age-restricted single-family attached dwellings and a variance for removal of four specimen trees on approximately 12.01 acres of RR (Rural Residential) zoned land.

Council District:

4

Appeal by Date:

8/11/2025

Review by Date:

9/12/2025

Action by Date:

2/9/2026

Opposition:

Howard Aldag, Charles Holman, et. al.

History:

09/20/2023	M-NCPPC Technical Staff	approval with conditions
03/26/2024	Zoning Hearing Examiner	remanded
04/08/2024	Sitting as the District Council	elected to make the final decision

Council elected to make final decision on this item (Vote:8-0; Absent: Council Members Blegay, Burroughs and Franklin).

04/19/2024	Office of the Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

04/24/2024	Applicant	filed
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Christopher L. Hatcher Esq., attorney for the applicant filed Exceptions and Request for Oral Argument Hearing.

04/25/2024	Person of Record	filed
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Sean Suhar Esq., Persons of Record filed Exceptions and Request for Oral Argument Hearing.

05/09/2024	Person of Record	filed
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Howard Adlag, Person of Record filed written testimony.

05/13/2024	Sitting as the District Council	announced hearing date
05/31/2024	Applicant	filed
	<i>Christopher L. Hatcher Esq., attorney for the applicant filed Notice of Death and Estate of Property Owner - Appointment of Personal Representative.</i>	
06/03/2024	Sitting as the District Council	hearing held; case taken under advisement
	<i>Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Special Exception (SE) application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Chris L. Hatcher Esq., attorney for applicant spoke in support. Sean Suhar Esq., Howard Aldag, Tatjana Aldag, Charles Holman and Andrew Fontanella spoke in opposition. Council took this case under advisement.</i>	
07/08/2024	Sitting as the District Council	referred for document
	<i>Council referred item to staff for preparation of an order of remand (Vote: 6-0 Absent: Council Members Blegay, Burroughs, Harrison and Oriadha).</i>	
07/15/2024	Sitting as the District Council	remanded
	<i>Council adopted prepared order of remand (Vote: 8-0; Absent: Council Member Fisher and Oriadha).</i>	
07/19/2024	Clerk of the Council	mailed
	<i>The Notice of Decision of the District Council was mailed to Persons of Record.</i>	
07/22/2024	Clerk of the Council	transmitted
	<i>Memo transmitted to Maurene E. McNeil, Chief Zoning Hearing Examiner, that the District Council voted to remand the case to the Zoning Hearing Examiner.</i>	
07/10/2025	Zoning Hearing Examiner	approval with conditions
08/08/2025	Applicant	filed
	<i>Christopher L. Hatcher Esq., attorney for the applicant filed Exceptions and Request for Oral Argument Hearing.</i>	

08/08/2025	Person of Record	filed
	<i>Sean Suhar Esq., Persons of Record filed Exceptions and Request for Oral Argument Hearing.</i>	
08/22/2025	Office of the Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
09/08/2025	Sitting as the District Council	announced hearing date
10/06/2025	Sitting as the District Council	hearing held; case taken under advisement

Ellen Chadle, M-NCPPC planning staff, provided an overview of the Stewart Property (SE-22002). Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Chris L. Hatcher Esq., attorney for applicant spoke in support. Sean Suhar Esq., Howard Aldag, and Michele Rosenfeld spoke in opposition. Council took this case under advisement.

Attachment(s):

[SE-22002 Remand - Zoning Agenda Item Summary](#)
[SE-22002 Remand - Presentation Slides](#)
[SE-22002 Remand - Notice of Oral Argument](#)
[SE-22002 Remand - Suhar to Brown \(Exceptions & Reque](#)
[SE-22002 Remand - Hatcher to Brown \(Exceptions & Reg](#)
[SE-22002 Remand - Notice of ZHE Decision](#)
[SE-22002 Remand - ZHE Decision](#)
 SE-22002 Remand - PORL
[SE-22002 Remand - Technical Staff Report](#)
[SE-22002 Remand - Exhibit List](#)
[SE-22002 Remand - Exhibits #1-29](#)
[SE-22002 Remand - Transcripts 3-12-2025](#)
[SE-22002 Remand - Transcripts 4-30-2025](#)
[SE-22002 Remand - Transcripts 5-07-2025](#)
[SE-22002 Remand PZC - Notice of Intention to Participate](#)

PENDING FINALITY

In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.

(a) PLANNING BOARD**[DET-2023-013](#)****Largo Park, Lot 6****Applicant(s):**

Lot 5B LLC

Location:

Located south of the intersection of MD 202 (Landover Road) and Lottsford Road (9.15 Acres; RTO-H-E Zone).

Request:

Requesting approval of a Detailed Site Plan (DET) for development of 398 multifamily dwelling units with associated infrastructure and amenities, consisting of 42 studios, 162 one-bedroom, 175 two-bedroom, and 19 three-bedroom units, in one building.

Council District:

6

Appeal by Date:

10/30/2025

Review by Date:

10/30/2025

History:

08/21/2025	M-NCPPC Technical Staff	approval with conditions
09/25/2025	M-NCPPC Planning Board	approval with conditions
10/06/2025	Sitting as the District Council	deferred

Attachment(s):[DET-2023-013-Zoning Agenda Item Summary](#)[DET-2023-013-Planning Board Resolution](#)

DET-2023-013-PORL

[DET-2023-013-Technical Staff Report](#)

PENDING FINALITY (continued)[MJD-2024-004](#)**Largo Park, Lot 6****Companion Case(s):** DET-2023-013**Applicant(s):** Lot 5B LLC**Location:** Located south of the intersection of MD 202 (Landover Road) and Lottsford Road (9.15 Acres; RTO-H-E Zone).**Request:** Requesting approval of a Major Departure (MJD) from curb cut standards in Section 27-4204(b)(1)(B) and Section 27-4204(b)(1)(F) (iii)(aa) of the Prince George's County Zoning Ordinance.**Council District:** 6**Appeal by Date:** 10/30/2025**Review by Date:** 10/30/2025**History:**

08/21/2025	M-NCPPC Technical Staff	approval with conditions
09/25/2025	M-NCPPC Planning Board	approval with conditions
10/06/2025	Sitting as the District Council	deferred

Attachment(s): [MJD-2024-004-Zoning Agenda Item Summary](#)
[MJD-2024-004-Planning Board Resolution](#)
MJD-2024-004-PORL
[MJD-2024-004-Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-22017****The Herman Apartments****Applicant(s):**

Community Housing Initiative INC.

Location:

Located on the north side of Ager Road, approximately 1,500 feet southeast of its intersection with MD 410 (East West Highway) (9.51 Acres; RS-65/RSF-A Zones (Prior; R-55/R-35 Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the development of 145 multifamily dwelling units with associated infrastructure and amenities.

Council District:

2

Appeal by Date:

11/13/2025

Review by Date:

11/13/2025

History:

09/05/2025

M-NCPPC Technical Staff

approval with conditions

10/09/2025

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-22017- Zoning Agenda Item Summary](#)[DSP-22017-Planning Board Resolution](#)

DSP-22017-PORL

[DSP-22017-Technical Staff Report](#)

PENDING FINALITY (continued)[DDS-24003](#)**The Herman Apartments****Companion Case(s):** DSP-22017**Applicant(s):** Community Housing Initiative INC.**Location:** Located on the north side of Ager Road, approximately 1,500 feet southeast of its intersection with MD 410 (East West Highway) (9.51 Acres; RS-65/RSF-A Zones (Prior; R-55/R-35 Zones).**Request:** Requesting approval of a Departure from Design Standards (DDS) for the reduction of the standard, nonparallel parking space size from 9.5 feet by 19 feet to 9 feet by 18 feet, pursuant to Section 27-239.01 of the prior Prince George's County Zoning Ordinance.**Council District:** 2**Appeal by Date:** 11/13/2025**Review by Date:** 11/13/2025**History:**

09/05/2025 M-NCPPC Technical Staff approval

10/09/2025 M-NCPPC Planning Board approval

Attachment(s): [DDS-24003 Zoning Agenda Item Summary](#)[DDS-24003-Planning Board Resolution](#)

DDS-24003-PORL

[DDS-24003-Technical Staff Report](#)[ADJ75-25](#)**ADJOURN**