



GREATER SEVERNA PARK COUNCIL
Meeting
Severna Park Library
November 8, 2011
Minutes



Go to: www.GSPCouncil.Org

The meeting was called to order at 7:35 pm by Vice President Michele Rose. Ms. Rose welcomed delegates and recognized new attendees Mark Fulton, Olde Severna Park, and Gino Mezzapelle, Delegate, Berrywood South, and thanked Council Chairman Dick Ladd, and Diane Jennings, Legislative Assistant to Dick Ladd, for attending.

Secretary's Report: Vice President Rose motioned for approval of the October 11, 2011 Minutes distributed by email to the full membership. Motion to approve the Secretary's Report was unanimously approved as submitted and filed for the record.

Treasurer's Report: Treasurer Steve Poland provided the Treasurer's Report as of November 8, 2011. No dues were received; checks cleared included \$500 to Crain West Legal Fund and \$325 to State Farm Insurance. The Bank of Annapolis Beautification Trust Fund Account was closed and funds in the amount of \$2,476.62 were transferred to the BB&T checking account.

Fifty-five communities are in good standing. For 2011 Ben Oaks*, McKinsey Park, and Severn Heights are no longer in good standing. Communities remaining in arrears include Berrywood Ridge, Berrywood South, East Earleigh Heights, Jones CA., Arundel Plaza, and McKinsey Woods.

*Anne DeMasjetre, Chair of the 2010 Audit Committee, reported that Ben Oaks provided a check for their 2011 dues which was given to Treasurer Steve Poland for deposit.

Motion to approve the Treasurer's Report was unanimously approved as submitted and filed for the record for audit purposes.

See Appendix A for full Treasurer's Report as of November 8, 2011

See Appendix B for Membership Update as of November 8, 2011

Audit Committee Report for 2010: Vice President Rose introduced Anne DeMajistre, 2010 Audit Committee Director and Ben Oaks delegate. Ms. DeMajistre gave the following audit committee overview of findings and conclusions and noted that both Jacquelynnie Shade, and Debbie Eisenhart, GSPC Delegates, were instrumental in conducting the audit, and were wonderful and terrific volunteers. John Norville, GSPC Director and past Audit Committee Chairman, commended the Audit Committee members for their Report and also commended Treasurer Steve Poland for maintaining very organized records and for having the annual financial statements prepared and ready for approval by the Board and the Delegates, thereby facilitating the final audit.

Overview of Audit: GSPC financial statements presented fairly in all material respects the financial position and activities of the GSPC, and the Treasurer followed proper procedures and processes as outlined in the report.

Conclusions: Recommends the Board consider alternatives to replace the Morgan Stanley/Smith Barney Account in order to obtain a better net return-on-investment.

Motion to approve the 2010 annual audit report was unanimously approved and the official financial audit report was filed for the record.

See Appendix C for the full 2010 Annual Financial Audit Report dated November 8, 2011, submitted to President Pesterfield and the GSPC Board Members.

Additional Comments: Treasurer Steve Poland advised delegates to notify their community associations of the MD Dept. of Assessments and Taxation's (MDAT) annual requirement to fill out and submit the personal property report. If the form is not submitted the Community Association will lose its Charter. If the Community is in good standing the MDAT mails the form to the Community Association. The form needs to be submitted early in the year. Mr. Johnston noted that all they want are the names of the Community Association officers and most community associations pay no tax because they have no personal property.

Go to the website at http://www.dat.state.md.us/sdatweb/general_info.html for details on filing forms and to locate communities in good standing.

Election Committee – Nominations to Serve on the GSPC Board: Election Committee Chair John Norville thanked Committee Officers Jack Mason and Charlie Miller for serving on the Committee again this year, and made a second call for candidates to be an Officer or Director. No nominations were made, the final call for candidates will be made during the GSPC general meeting on December 13, and the Committee will also present the final slate of candidates. The election process will be electronic and President Pesterfield will explain the process in December and the Committee will present the final election results in January.

Delegates wishing to submit a nomination to serve on the GSPC should contact Mr. Norville, Jack Mason or Charlie Miller. Email address for the Election Committee Chairman is John Norville: Norville@erols.com.

Public Works: Director Dan Nataf advised he had nothing to report and asked delegates if they had anything related to public works they wanted to present. Following comments and questions from delegates were made:

- Lynnette Cloughly, Cypress Landing Delegate, noted that after 15 years the Cypress Landing right-hand turn off at Earleigh Heights has finally been completed and will relieve a lot of back up.
- Ken Danckaert, Westridge Delegate, advised that the County is upgrading a lot of the water lines and as a result they are putting in new fire hydrants. Home Owners Communities should be aware that their insurance rates are based on the distance of your home to a fire hydrant. Delegates should inform their communities to check with their insurance agents.
- Gino Mezzapelle, Berrywood South Delegate, noted there is an on-going public works project in his community and asked if the GSPC would be able to facilitate the project. VP Rose confirmed that Dan Nataf operates the Public Works Committee and has a lot of knowledge, experience and contacts related to public works, and advised Mr. Mezzapelle he should present the communities concerns and issues. Mr. Mezzapelle responded that he would bring the issue to the Board at the December GSPC meeting.

Speakers: BOE Members Amalie Brandenburg and Ken Jackson: GSPC Education Committee Director Brad Myers introduced (1) Ken Jackson, at large member of the BOE since 2009 who lives in the Edgewater-Annapolis Area, and (2) Amalie Brandenburg, local representative of the BOE member for Districts 33A-B. Ms. Brandenburg lives in Chartwell and has three children and has been a stay at home Mom for the last 7-8 years. She has an engineering degree and MBA. She noted that her interest in serving on the BOE started as a result of the desperate need for Benefield Elementary's construction funding where her children go to school. When the BOE spot opened up she put her name in to serve.

Ms. Brandenburg discussed the following educational issues:

- **Advanced Learning Program Impact on the Severna Park Elementary Schools:** Last summer the BOE decided to reorganize the way the gifted and talented program would be run. The talented development teachers have been taken away from the schools but there is still a central group of teachers to support the schools. They are training the teachers at the school level to expose more children to the advanced learning curriculum at a longer period of time during the day. When the program was first rolled out there were concerns, but as it has come on board and explained more clearly everyone feels better about the program.

Jones Elementary is on board and doing a really good job. On November 16th they are having an open house for all parents to come in and learn about the new program and how it is working. The part that is a little frustrating is that Jones Elementary is the only early implementer and it will take up to two years to implement all the other Severna Park elementary schools as well as throughout the County. Severna Park and Benfield Elementary are not as close as they should be, and they are working on it, but it is not where it should be. It was noted that this will be a hot topic among the elementary schools until completed.

Talent Development Teachers: With the implementation of the advanced learning program they eliminated the talented development teachers at the school level but there is still a group left of about 25 teachers to provide support until transition is completed. The way it works is if you have three classes of second graders you pull all the 2nd graders together and pull off the top 25-30% of the 2nd graders and they will expose those 30-40 students to the advanced learning. A lot of the students are already doing what they are supposed to be doing except for the last 5%. They are doing exactly what was done last year at a minimum, and many elementary schools are doing more. 2

It was noted that a lot of the changes are about the process. Where before some kids were identified to get pulled out of class and worked with a separate teacher, now it is more integrated. Now they break out for an hour at a time every day and do both math and language arts and more kids get exposure to the program. It is more integrated and kids get more exposure and are getting there. The roll-out was a bit frustrating.

Questions on Full Program Implementation: Ms. Brandenburg recommended that parents call Principals at elementary schools to find out where they are and when program will be fully implemented if they have any questions or concerns.

- ***Restructuring of the CAC:*** The Board of Education restructured CAC based on concerns that not all voices across the County were being heard. It was decided by the BOE that the best thing to do was to take two members from each cluster from the secondary, middle and high school schools, and from the elementary schools, and then form an Executive Board and At Large Members for a total of 29 members who decide what the important issues are and present to the Board rather than what has happened before. It was felt that the Severna Park, Crofton and Annapolis areas were very active and it was felt that the entire County was not being heard. That was the reasoning behind the restructuring and initiated the restructuring of the CAC.

- ***Severna Park High School:*** Ms. Brandenburg passed out a chart which pulled together numbers from the MGT (Master) study done in 2005 which looked at the conditions of all schools including the educational suitability and technological needs, and gave each school a rating. The Chart shows the capacity at the time of the MGT study and the capacity of the schools today. Six elementary schools and the high school are slated to go forward, and are put on the chart as to where they are going to fall out. Ms. Brandenburg noted that there are some important issues to be realized and taken to the County Executive and County Chairman.

See Appendix D for the MGT Study and Capacity Chart prepared by Ms. Brandenburg.

Severna Park High School in fact is a Priority 1 high school and is not a Priority 2 school; Priority 2 elementary schools slated by the Board of Education are Rolling Knolls and Benfield Elementary. Decisions are based on the quality of the MGT Study Data, and if you look at the study Lothian elementary has the lowest MGT score at 62.45 and Severna Park High is next at 62.86, and the elementary schools fall in line after that. What they say is that how they determine the order in which they go is a combination of your MGT study and capacity of your school. Some schools are significantly over capacity and are going to need to go before schools with slightly lower MGT study scores. Part of the issue is the Study was done in 2005 and we are in 2011. The capacities have significantly changed, and that's why the chart has two columns, the capacity at the time of the study and the current capacity.

Crofton at the time of the study was at 134%, they have redistricted and now are at 124% current capacity. These are important figures to look at and begin to weigh when you start to determine where Severna Park falls since there are a lot of schools that need to be renovated. However, if we are going to follow the numbers where Severna Park falls is right after Lothian and that is the message that needs to go out based on the MGT study, based on capacity numbers, and based on where we are today. Unfortunately the Board will not reorder the priorities, but the County Council and County Executive over the years have made changes along the way. And that's where the fight is. The last column is a weighted average showing 95% of the MDT study and 5% capacity which gives the number of how to rate schools, and the High School falls in second right after Lothian. This is important in moving forward to make the argument and be clear on how to rate the schools.

The School Board has approved the budget and moved it forward. The issue is that the budget has 25-30 priorities and the high school falls after all the elementary schools in the priority list. The Board has agreed to review the priority order in which they stand. However, it is Lothian, Crofton, Mills Parole, Rolling Knolls, Benfield, West Annapolis and then Severna Park High. And then a whole slew of elementary schools with Olde Mill included.

List of Priorities: Chairman Ladd asked Ms. Brandenburg to explain what the list of priorities is that gets passed out by the School Board which the rest of the government has priorities. Ms. Brandenburg explained that it is the Capital Budget and the School Board puts in the priorities of how it should be funded through the 6 elementary

schools, the high school and another list of elementary schools which are not in this budget cycle which is a 6-year capital improvement program spelling out in theory over the next 6 years the funding priorities, but are never funded at that level. This is an explanation of how they come into priority order.

Facility Master Plan: In response to a question about the availability of any other information other than the priority list that would explain the formula and include additional information explaining the priorities in the budget that goes to the County Executive, Maureen Carr-York explained that there is a Facility Master Plan. A book that the Board of Education updates every year that lists by feeder system every school, the year it was built or last modernized, updated additions, capacity, number of students broken down by grade level and when it is slated for renovation, addition or replacement. Basically, it has all 128 schools in the book so any funding official, whether the County Executive or a member of the County Council, has the information available. Every official can review and get the 6-year County Budget Plan.

Mr. Norville advised that there is also, for each school in the Capital Improvement Program, a sheet that gives the project number, amount of money requested and the total. It gives each out-years and the current requests. It is subdivided by the Feasibility Study stage and the Design stages, which Severna Park High will begin soon, and then followed by the Construction phases followed by Furniture and other equipment. You can see those eventually on line after the Board submits to the Administration and Mr. Leopold goes over it and eventually puts it on line. Each school and project has that information.

Go to [aacps.org](http://www.aacps.org) to see list. To view the current list of school construction projects go to: <http://www.aacps.org/admin/articlefiles/299-CSR%20October%202011.pdf>. Severna Park High is listed on page 21. Last list he saw showed Severna Park High as 22nd but it was last after every elementary school and every other school. At the beginning of those lists there are essential safety items, buses, sidewalks, must dos for safety and health, things that are mandatory by federal and state requirements that must be the priority. When it comes down to the school, it is the School Board that determines that list. Although the MGT study is a few years old, it is still the last study and is supposed to be the guide. In that study it did list the high school as the next lowest in many categories after Northeast High.

High School Funding: In response to Mr. Norville's question why the High School is still last on the list of schools despite the fact the high school is much older, accreditation is threatened, and it is well known fact that many of the schools ranked higher and above Severna Park High on the list are much newer and in much better shape, Ms. Brandenburg noted that it is the size of the high school which is now at \$116 million based on increased cost. When Northeast is finished Severna Park should start and that is part of what you see in the budget cycle.

Mr. Ladd commented that he has never seen a list of what the priorities are that they would like funded. What they do say is that they always want to fund one high school. To follow that you would start funding construction of Severna Park High in 2014. They have a block of money going along to fund high schools at \$35 million a year. The way they set this up to be funded is \$50 million a year for two years for Severna Park High. Mr. Ladd also noted that in his opinion they have not bit the bullet to figure out how to get \$50 million available in 2014 to start the high school. He has had that discussion with them but it depends thus far on successfully getting to the point that there may have to be some budget adjustments to fund over 3 years in order to preserve a 2-year build cycle. A 2-year build cycle is important to get the price we got and getting the school construction started in the summer so that it ends with only a disruption of two school years. He has yet to see a plan that does that, but he has heard there is an indication that some in the organization accept that proposition. He also stated that he and the County Executive will fund this school as rapidly as we can, but the problem is the County Budget will support about \$100 million a year in construction funding. Their program is based on \$150 million a year, and there is no connection.

The problem, as was pointed out, is that one piece of paper that for years has been the implicit, and in some cases explicit, funding priority. While it is based on MGT scores where the elementary schools are funded first and then the high schools, this is what they are used to seeing. Mr. Ladd also noted that he doesn't have a good answer and Ms. Brandenburg does understand the issues. Although he has talked to the BOE President and a number of people who understand it, and has asked them to reorder the MGT study chart or put another column on the chart, and if you had the money and were not bound by the MGT study chart, what's the sequence?

Mr. Ladd also noted that the fight isn't over and this is not the year we are going to make progress on it. The critical year is next year. This year the critical issue is what schools and how many schools get started this year since they will claim money next year. Need to figure out which school is not in the funding stream and will not get replicated next year in 2014 so we can get this started. It is a spot in the funding stream that we are fighting for.

Mr. Norville advised delegates that he was advised a couple of weeks ago that the design contractor had been selected, GWWO Architects, and the contract would take about a month to be implemented. He asked Ms. Brandenburg to update delegates on the contract status and Ms. Brandenburg confirmed the BOE approved \$6 million for the school design contract with GWWO Architects. Maureen Carr-York, on the Feasibility Study Committee, reported that the contractor is very competent and has done a lot of schools and is hitting the ground running since they have done other schools and the feasibility study. The Plan is for a replacement school, the least expensive alternative, which will even be rebuilt in stages. Design and planning is a 2-year process.

Ms. Brandenburg also advised that in order to avoid moving 8,200 students the goal is to build in stages with the stadium to be the first part to be built. As the new parts are built, students would be moved into each newly built part of the building.

Accreditation: In response to a question, Maureen Carr-York noted that the Board of Education for Anne Arundel County was committed to the middle stage accreditation process for many years. Then Severna Park was threatened with loss of accreditation because of the condition of the building. The only reason it got its accreditation was conditioned upon certain improvements called patch work improvements, and with the understanding that it would eventually be funded for replacement or full renovation. In the meanwhile the Board of Education has decided that it doesn't like middle stage anymore and is not doing accreditation.

Vice President Rose thanked Ms. Brandenburg and Mr. Jackson for participating in this important discussion.

Ms. Brandenburg advised delegates and community members that if they have any questions to please contact her at amalie.brandenburg@aacps.org, or 410-980- 2165.

Environmental Committee Report: Submitted by Ann Jackson & Ed Krause, Watershed Stewards.
See Appendix E for the full Committee Report as of November 8, 2011.

Police-Community Relations Report: Buck Brown/Julie Krause – Co-Chairs.

Buck Brown advised members that he met last month with the Park Rangers who do a lot of patrolling for property damage.

Eastern District Police/Community Relations Committee Meeting: Wednesday, November 16th - 7:30 pm - held at the Eastern District Police Station located at 3700 Mountain Road, Pasadena, Maryland 21122.

Planning and Comprehensive Zoning Actions - Al Johnston, Vice President for Public Affairs: Ms. Rose welcomed Mr. Johnston back and noted that all the delegates were delighted to see him.

Mr. Johnston noted that the County Council was in session last night until almost midnight. The Council considered and discussed 43 amendments in terms of Comprehensive Rezoning. Mr. Johnston asked County Council Chairman Ladd to discuss what he saw last night, and noted that as the evening progressed it was a long and arduous task for the Chairman to keep things moving.

Council Chairman Ladd provided the following comments and overview of the November 7th Comprehensive Zoning meeting:

- A lot of people attended the meeting and spoke for their two minutes both for and against zoning on a wide range of events. As expected a lot of the zoning issues were included in the two bills that had gone before. There was a clear understanding that they had to stay within the General Development Plan (GDP) and Small Area Plan (SAP). The whole process, from his point of view, went very well, and the GSPC got just about everything in the bill the way they would like it. This is a direct result of Mr. Johnston's and President Pesterfield's dedicated and outstanding work.
- Yesker (Rey's Seafood) came out the way the GSPC wanted – changed to C1 zoning. More appropriate for the property located at the commercial intersection on Ritchie Highway by creating a more uniform commercial district with abutting commercial properties.
- Rt. 2 - Things up and down Rt. 2 in large part came out about the way we would like it. Acknowledged that Rt. 2 is a real problem and the traffic is only going to get worse especially at Earleigh Heights.
- District 5- In the old area of District 5 did not add a single new commercial entity to the highway.

Fifty-five and older at Benfield

–a lot of fellow Severna Park area residents came forward and stated that they wanted to stay in Severna Park and would like to have a 55 and older facility nearby. Mr. Ladd noted that it has been clearly made to him that zoning in Severna Park in the Blanchfield project area can be no more than R5 per the SAP and he will try to hold that line.

- Real Question that has to be resolved is whether we are comfortable to have higher than R5 zoning on the Blanchfield application and if so how much?

Mr. Ladd noted that he thinks the Small Area Plan and the consensus that has existed has served this community very well about R-5, and is being held up for people to see and say do we want to reconsider that particular ceiling to accommodate senior housing, and the amenities and comfortable place for seniors to live. It's a great place to live because of the stores and other accommodations.

Mr. Ladd also noted that the real question and reason he came to the meeting tonight was to say we need to get a little different consensus perhaps on whether residents would be willing and comfortable to take a little higher zoning there. Is this the way we want Severna Park to be?

Blanchfield Project^{1/} - Senior Housing: In response to a question Mr. Johnston noted that Jerry Pesterfield has been the spokesman and they have talked every day on this particular problem. Essentially, we have somewhere between 18 to 20 people testifying that they no longer wanted to live in their two story home--- they want a single floor unit. There are limited examples in the County in South Colony. Sunrise at Severna Park is both an independent and assisted living facility. In the particular area we have an approved assisted living facility to be done by **Shelter** Development right across the street from the subject property--now a Non-Conforming Use nursery zoned R5. He has personally met with Bob Blanchfield three times and Jerry has met with him five or six times. Each time they sit down with Mr. Blanchfield they say let's see what your project is, and Mr. Blanchfield has verbally described the project very well but no details on paper. He has retained a PR representative that has put together a campaign stating seniors need a place to live all on one floor, and are willing to pay luxury prices.

In response to a question, Mr. Johnston noted that Mr. Blanchfield thinks he can only do the project if he can get R15.

They have asked Mr. Blanchfield for the numbers that show it can work. However, those numbers have not been forthcoming as of tonight. The estimated cost is somewhere in the \$400,000 range in terms of prices. Both Jerry and Mr. Johnston have been involved in construction, and based on their evaluation of what Blanchfield can do for \$400,000, we think the costs will be in the \$600-800,000 level. They have asked for the numbers to show how the project can be built for what has been represented, but they have not been provided.

Dan Nataf noted that when the Severna Park survey was conducted they asked several questions about senior level housing. The question of pent up demand with 45% responding is worth noting, but it seems the overriding concern is to retain the look and feel of Severna Park as it has been over many years. And that's what has been this consensus to maintain property values and the nature of the community. You may have a local minority who are interested in helping Blanchfield and it's hard to tell. As an exact example, you can buy a 1,362 square foot, 2 bedrooms, and 2 bath condominium for \$325,000. There is availability and you have to do a clear analysis as to what is the vacancy rate in these structures before you violate the interest of the majority who apparently do not want this structure.

1/ Discussion centered on residential districts permit uses – See Appendix F for a list of applicable zoning codes

Mr. Johnston also noted that we had a project that bordered on level of luxury houses on Veteran's Hwy. He visited the project and saw they were certainly at the upscale level. They came very close to being what Mr. Blanchfield says seniors want. That project went bankrupt. They are still sitting there and available

At 11:50 PM last night Sager Williams, well known zoning attorney, said he examined Severna Park zoning and testified there is no R15. There is no R15 because the Greater Severna Park Council has said historically we don't want R15 in Severna Park. We will tolerate R10 where the Code permits, but not R15 as a general zone. Mr. Johnston asked if there were any questions on the issues discussed. Mr. Norville noted that he watched the meeting last night and over a dozen people that were testifying were repeating a scripted position.

- A question was asked regarding what the density is of the Veterans Hwy project? Mr. Johnston stated that it was in a commercial area, and Maureen Carr-York advised that they went in under the special zoning for senior projects so they didn't necessarily have to change their zoning because it was under the special Code provision for mixed use. In response to the question about costs, the prices were in the four, five and six hundred thousand dollar range per unit. They are selling for half price and are now non-fifty-five age limited.

The project Application notes some 7 acres; Blanchfield controls only 4-1/2 acres. There are two other parcels and in his opinion we need to tie the whole entire block up so we don't lose control over the entire block. Mr. Johnston also noted that it is right next to the middle school.

- In response to a question regarding concerns from Carrollton Manor on the environmental impact and precedent for this piece of property, Mr. Ladd stated that what is important is the character of Severna Park and if the community is comfortable with R10 then the question for discussion here is what kind of restrictions or covenants do we want to try to put on that property.

- A question was raised by an attendee who has been selling real estate in the area since 1979 who commented that they have yet to see anyone willing to pay more for what they call a luxury condo than what they sell their home for, and they usually want to pay cash. The need is to show the numbers.

- Severna Enclave representative commented that they met with Mr. Ladd and Mr. Blanchfield and raised all the same reservations. Mr. Blanchfield described the project as upscale. Severna Enclave is not opposed to 55+ but they are very opposed to 4-5 stories adjacent to their property which are single family condominiums.

Essentially, we are down to the decision on what do we want Severna Park to look like. When we get to the limited income, the assisted living and the housing for the elderly of moderate means, which is the new Park View, we make certain Code exceptions to density. In the Blanchfield case, do we want to make the exceptions to density in this R2, R5 area of Severna Park? It's Chartwell, Carrollton Manor, The Enclave, and the surrounding communities, and they have all come back to the Board and said no.

Show of Hands on R5, R10 and R15 Zoning

Background on Voting: Mr. Johnston advised members that basically the Board's position is they want to see cost estimate numbers, and we have not seen the numbers. Can you do this project at R10, or does it take R15? From the Board's point of view until we see numbers that show what it has to be, we are going to stick with R5 zoning for this property. There never has been an R15 in Severna Park because SP has not wanted R15 or R20 except in those exceptions already in the code. Essentially Planning and Zoning has recommended R5 as in Bill 66-11,

GSPC Delegates Vote: The membership voted to disapprove R15 by a very large margin.

The count was zero in favor of R15, five in favor of R10 [same zoning as Sunrise and McKinsey], and 20 in favor of R5. Mr. Johnston noted the Board will remain opposed to R15. It was also noted again that only R-5 was approved by Planning and Zoning as in amended Bill 66-11.

New Zoning – Mr. Johnston noted that Jerry has gotten high marks for his work and he got commended at least twice last night, and by two members outside the area. He gave the following overview and update on the following zoning issues:

- Curtis Property – Planning and Zoning approved C-2 (Commercial Office Districts). Ladd Amendment on behalf of Crain West returned to R2. Chairman Ladd advised that he thinks it is finished and remains residential.
- Car Wash Service – Richie Way Ltd Partnership (R2 to C4) – Was C4 in 1964 got C3.
- Williams Property on Veterans at West Benfield (C3 to C4) with GSPC covenants.
- Dr. Chappell's property is in the middle of all of the C3 on Ritchie Hwy right next to retail facilities, the Bowling Alley, and Pete Cycle. We have a small area of C2 zoning and Dr. Chappell wants C2. There is an office building there and Mr. Ladd thinks it is a good idea and supports the C2 zoning. GSPC covenants.
- Sappington's marina has been operating nonconforming in a residential area. It is time to give them some type of an MA. Planning and zoning proposed a limited MA, so it is not the full commercial deal. It is operating on a somewhat limited basis, MA2 is limited and GSPC P&Z agreed that's appropriate.
- The Great Big Barn where the \$800,000-million dollar yachts were stored is now a private yacht club. Moving that into a private yacht club category is the appropriate classification. It has been there for over 50 years and actually goes back to the 1920s, and GSPC P&Z think it is a good idea.
- Pete Cycle's Shop - You can't sell motor cycles without C4, and that's a business we want to encourage. They have done very well in Severna Park and we have the covenants to keep it from being what we don't want.
- Peter Moscker – Is a case in the small business district, and they have worked with Mr. Moscker. There is a sign that states "right turn only" as you come off of lot and head up Ritchie Hwy that is in the covenants. Mr. Ladd noted that they have already taken the jungle gym equipment off and closed it down. GSPC covenants.
- Berrywood – Showed up at meeting last night and Valley High is not an issue.
- Brightview – Chairman Ladd noted that on the northwest corner of Severna Park at the corner of Brightview and Veterans there was a proposal to make that corner lot commercial. On the other side of Veterans it is C4 and there is another lot just waiting to be built on. There will be townhouses in there but they are as far out from the far edge. The advantage to that is you put a little bit of density in there and you have access onto Rt 97 from Veterans and Rt 3. Jerry has been aware of this change and he doesn't think there will be any need for covenants.

New Business - Storm Related Clean Up of Water Front Property: Mr. Ladd advised delegates that if you cleaned up your property, the county received \$150,000 for Community's that were cleaned up by Community Association's not individuals, and your community association can apply to FEMA for reimbursement up to \$150,000. To apply for reimbursement, Go to: <http://www.fema.gov/assistance/process/assistance.shtm>.

Other Community Business: Vice President Michele Rose was presented with the Margueritte Mills Volunteer of the Month Award on November 3rd for her work as a founding member of the Friend of Kinder Farm Park including the annual Fall Festival. Fellow Kinder Farm Park Board Member Diane Rausch noted in the Severna Park Voice that Michele is creative, thorough, well organized, energetic, hard-working and deeply devoted to every task she undertakes. The Board and Delegates of the GSPC agree and congratulate Michele on this much deserved award. Go to <http://severnaparkvoice.com/community/1539-kinder-farm-park-fall-festival-a-huge-success-thanks-to-michele-rose> to read the full article.

Council Chairman Dick Ladd's Month in Review: Council Chairman Dick Ladd's overview of the status of comprehensive rezoning of Districts 2, 3, and 5 is attached as **Appendix G**.

Old/Unfinished Business: No report.

Next GSPC Meeting Dates:

- Board of Directors Meeting: **Wednesday, November 23 - 7:00 pm - Severna Park Library**
- General Meeting: **Tuesday, December 13, 2011 – 7:30 pm – Severna Park Library – Speaker: County Executive John R. Leopold**

The meeting was adjourned at 9:20 pm.

Very respectfully submitted:



Kathleen J. Michels, GSPC Secretary
November 29, 2011

GSPC General Meeting

November 08, 2011Treasurer's Report**Account balances** (as of 10/31/2011)

BB&T checking	= \$ 5,520.08
SmithBarney money market	= \$ 849.20
SmithBarney CDs (3)	= \$25,000.00

Beautification Trust Fund balance (as of 10/31/2011)

BankAnnapolis	= \$ 0.00
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(Note: Acct closed & funds transferred to BB&T checking.)

Account activity in OctoberBB&T

Deposits

--Dues	= \$ 0.00
--Transfer from BankAnnap	= \$ 2,476.62

Checks cleared

--2185 Crain West Legal Fund	= \$ (500.00)
--2186 State Farm Insurance	= \$ (325.00)

SmithBarney

Money Market	= \$ 0.00
Interest	= \$ 0.00

BankAnnapolis (Beautification Fund)

Interest	= \$ 0.04
Transfer to BB&T	= \$ (2,476.62)

GREATER SEVERNA PARK COUNCIL

Membership UPDATE

November 08, 2011

The list of Greater Severna Park Council communities and their membership status includes:

55 Communities in Good Standing YTD 2011

Late for 2011 (3) [no longer in “Good Standing”].

Ben Oaks, McKinsey Park, Severn Heights.

Paid 2011 dues (55)

Arnold Preservation Council, Belleview Estates, Bendale, Berrywood, Bluff Point, Brittingham, Cape Arthur, Carrollton Manor, Cattail Passage, Chartridge, Chartwell, Chartwood, Colchester, County Crusaders, Crain West, Cypress Improvement, Cypress Landing, Evergreen, Fair Oaks, Fairwinds, Glen Oban, Harlequin, Hollywood, Jennings Road, Kensington, Kilmarnock, Lake Waterford, Linstead, Lower Magothy, Magothy Forest, Manhattan Beach, North Cape Arthur, North Severna Park, Oakleigh Forest, Olde Severna Park, Point Field Landing, Pointfield West, Round Bay, Severna Enclave, Severna Forest, Severndale, Sheffield Park, Shipley's Choice Community, Shipley's Choice Homeowners, Shipley's Retreat Homeowners, Swann Point, Tam Glade, Twin Harbors, Westridge, West Severna Park, Whitehurst, Whitney's Landing, Williams Woods, Woodberry Farms, Woodbridge Forest.

Communities in arrears

For 2009 -- 11: Berrywood Ridge, Berrywood South, East Earleigh Heights.

For 2008 -- 11: Jones CA.

For 2007 -- 11: Arundel Plaza, McKinsey Woods.

Greater Severna Park Council

Annual Financial Audit Report – FY 2010

To: Jerry Pesterfield, President GSPC **October 26, 2011**

CC: GSPC Board of Directors

Official copy is on file with GSPC Secretary.

Approved by GSPC Board of Directors: **October 26, 2011**

Approved by GSPC Delegates: **November 8, 2011**

From: **GSPC Audit Committee:**

Anne DeMajistre, Chairman, Delegate, Accounting Studies

Jacquelynnie Shade, Delegate

Debbie Eisenhart, Delegate

Summary

The GSPC President appointed the Audit Committee and asked them

“To review the financial records and accounting procedures/practices, and present the findings at a designated meeting”, per the GSPC Dec. 2003 By-Laws Article IV, Section 3, a. Duties of the President.

This 2010 Audit Committee met **August 14, 2011** at the home of Chair Anne DeMajistre and conducted this audit of only **2010** records, using the 2002 – 2009 Audit Reports and processes as guides and checklists.

Anne DeMajistre was the Audit Committee Chair in 2009. John Norville was the Audit Committee Chair in 2003 – 2008 and developed the processes used for the audit.

In our opinion the GSPC financial statements present fairly in all material respects the financial position and activities of the GSPC, and the 2010 Treasurer followed the proper procedures and processes, as determined by the best of our judgments.

Scope of the Audit

The audit included:

1. Examining each of the **2010** monthly **Treasurer’s Reports** to the Delegates at the GSPC monthly meetings.
2. Verifying that the Community Associations’ dues and other receipts were **deposited** into the BB&T checking account. Observed that the \$2,542.00 total amount of deposits was equal to the anticipated amount given that:
 - 52 communities paid 2010 dues at the nominal rate of \$35 (52 x \$35 = \$1820)
 - 3 communities paid for other years at the nominal rate of \$35 (3 x \$35 = \$105)
 - Berrywood reimbursed \$500 for a payment made by GSPC on their behalf.
 - Berrywood donated \$100.
 - Steve Poland reimbursed \$17 for finance charge & late fee assessed on the Office Depot account.
 - $\$1820 + \$105 + \$500 + \$100 + \$17 = \$2,542.$

3. Comparing the Report data to the corresponding **2010 Bank Statements** for all three Accounts.
4. Examining each of the checks, including **BB&T check book** checks #2162 through #2175 for proper signature of the Treasurer. The check signatures were verified as correct.
While it is relevant that the bank returns photocopies of only the fronts of the checks, the committee did not deem this to be an impediment to the audit.
5. Evaluating that the **Payees and Purpose** of the checks seemed legitimate and authorized.
6. Verifying that each of the monthly **Account Statement** amounts agreed with the amounts on the checks,
7. Examining the Treasurer’s 2010 **GSPC Balance Sheet** and the 2010 **Statement of Income and Expenses / P & L**, both approved by the Board of Directors and approved by the Delegates.
8. Verifying that the GSPC Board approved the **2010 Budget** on January 27, 2010 and the Delegates approved the budget on March 9, 2010 (February meeting was cancelled for snow).

Review of Bank Accounts

Two bank accounts and one brokerage account held by the GSPC (there are no additional accounts) were reviewed:

A. The BB&T bank (Member FDIC) Checking Account monthly statements:

Jan. 1, 2009 beginning balance per the 2009 Audit Report of:	\$1,924.17
Dec. 31, 2009 ending balance per the 2009 Audit Report of:	\$3,013.15
Jan. 1, 2010 beginning balance per the 1/31/2010 bank statement of:	\$3,013.15
Dec. 31, 2010 ending balance per the 12/31/2010 bank statement of:	\$4,821.81

Typical checks were for printing Planning & Zoning reports for Delegates and Board Meetings, purchase of documents, copying, State Farm liability insurance, P.O. Box, web domain fees, and one reimbursement to John Norville for the ASPIRE dinner to honor volunteers (GSPC paid for 2 people).

No donations as authorized by the Board and by the Delegates were recorded in the monthly Minutes, and accordingly no donations were disbursed.

The Committee commends the Treasurer for continuing the sound practice of writing purposes of checks in “Memo” spaces (with one exception of a check to Office Depot for \$21.20 explained by the Treasurer as: \$15 late fee plus \$2 finance charge plus \$4.20 balance overdue equals \$21.20).

No irregularities were found.

B. Morgan Stanley/Smith Barney Money Market and Certificates of Deposit (FDIC insured):

Money Market

2009 Beginning balance per 2009 Audit Report:	\$4,547.81
2009 Ending balance per 2009 Audit Report:	\$271.09
2010 Beginning balance per 2/31/2010 statement:	\$271.09
2010 Ending balance per 12/31/2010 statement:	\$5,791.31

Money Market dividends of **\$1.02** were re-invested into the account.

Semi-annual and maturity interest payments from four CDs totaled **\$614.20** which was deposited into the Money Market account.

Three CD’s matured as follows: May 28, 2010 for \$5,000 plus interest of **\$96.70**; November 26, 2010 for \$10,000 plus interest of **\$208.27** and **\$211.73**; December 16, 2010 for \$5,000 plus interest of **\$32.50**. One CD that matures June 20, 2011 paid **\$32.41** and **\$32.51**. All interest was deposited into the Money Market Account. Principal of \$15,000 from the first two CD’s rolled over into new CD’s and principal of \$5,000 from the third CD was deposited into the Money Market Account.

NOTE: The bank’s method of calculating the total account value as shown on monthly statements was complex, but 2010 earnings were in accordance with the promised interest rates.

The Board authorized the Treasurer to purchase \$20,000 of additional FDIC insured CDs from the three CD rollovers (shown in the foregoing), with short-term maturity dates to support consideration of alternative investments with lower fees and/or higher Interest rates. Rollover of the CD that matured December 16, 2010 will be completed in 2011. As a result, only three CDs were held as of December 31, 2010 as follows:

<u>CD Maturity Date</u>	<u>Term</u>	<u>Interest Rate</u>	<u>Principal Amount</u>
6-16-11	1 year	0.5%	\$5,000.00
12-7-11	1 years	0.4%	\$10,000.00
6-20-11	1.5 year	1.3%	\$5,000.00

Note: A decision will be needed in June and December, 2011 regarding re-investment.

\$95 Annual Custodial Fee was withdrawn from the Money Market Account. This amount represents an increase of \$20, or 26.7 percent, over last year.

No other withdrawals or transfers were made in 2009 on this account.

The January statement for the Morgan Stanley account was unavailable at the time the records were examined. (Replacement was obtained later, on 8/24/2011.) However, the Committee considered this to be neither an issue nor an impediment to the audit, for the following reason.

The beginning balance per the 2/31/2010 statement matched the ending balance per the 2009 Audit Report, and the Committee regarded this as positive evidence that there was no activity on this account in January, 2010.

No irregularities were found.

C. The Bank Annapolis – Business Savings Account (Member FDIC), known as the “Beautification Fund” [“Trust Fund”] is funded solely by contributions. Bank statements are received quarterly on this account. No membership dues are credited to this account, whose funds are used only for donations and beautification of Severna Park purposes. There were none in 2010.

2009 Beginning Balance per 2009 Audit Report:	\$2,459.82
2009 Ending Balance per 2009 Audit Report:	\$2,465.95
2010 Beginning Balance per 3/31/2010 statement:	\$2465.95
2010 Ending Balance per 12/31/2010 statement:	\$2472.10

Interest of 0.25% monthly yielded \$6.15. No withdrawals or transfers were made in 2010 on this account.

No irregularities were found.

Additional Comments

1. The **Personal Property Return** (Form 1), required by the State of Maryland – Department of Assessments and Taxation is due annually.

The GSPC **By-Laws** Article **IV**, Section **3, d**. Require that, “the Treasurer maintains the record file of such reports”, and this has been done.

The web site for the MD Dept. of Assessments and Taxation, Taxpayer Services Div. https://sdatcert1.resiusa.org/certificate_net/ lists the GSPC “Dept. ID # **D00112672**” and states (as viewed on July 31, 2011) that “**This entity is in Good Standing**”. The Committee considers this page as positive evidence of the successful filing of all required paperwork as of that date.

2. The Audit Committee recommends that the Board consider alternatives to replace the Morgan Stanley / Smith Barney Account in order to obtain a better net return-on-investment. The current paltry interest versus the \$95 Annual Custodial Fee on this account is not compelling.
3. The 2010 Audit Committee again commends Treasurer Steve Poland for maintaining very organized records and for having the annual financial statements prepared and ready for Approvals by the Board and the Delegates, thus facilitating the audit.
4. Disclaimer – None of the appointed committee members is a CPA.
5. The Chairman thanks the Audit Committee, the GSPC Treasurer, the Board, and the Delegates for their support and patience.

Conclusion

In our opinion the GSPC financial statements present fairly in all material respects the financial position and activities of the GSPC, and that the 2010 Treasurer followed the proper procedures and processes, as determined by the best of our judgments.

Respectfully submitted on **November 8, 2011** to the GSPC Delegates and Approved.

Signed:

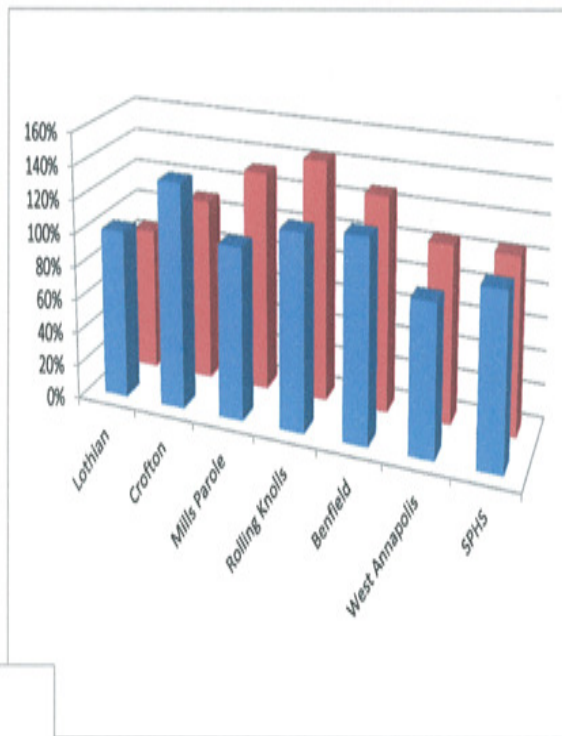
Anne DeMajistre, Audit Comm. Chairperson and Delegate GSPC

Jacquelynnie Shade, Delegate GSPC

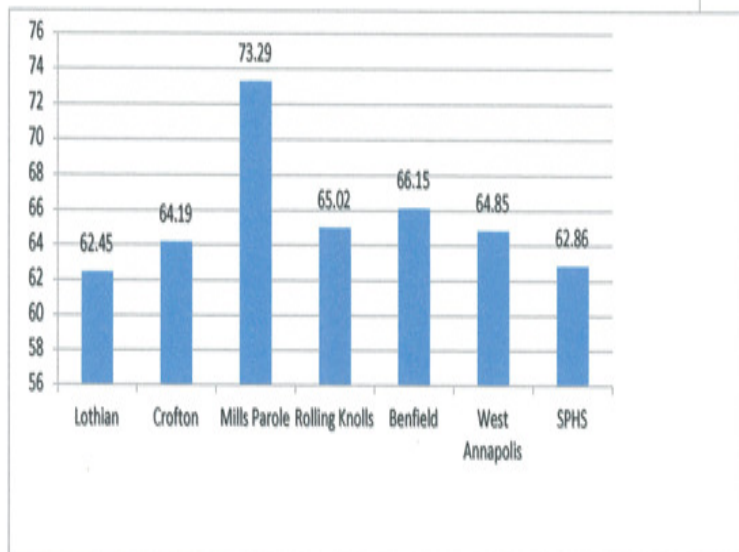
Debbie Eisenhart, Delegate GSPC

School	Priority	MGT Combined Score	Capacity at time of MGT study	Current Capacity	Attempt at MGT/Capacity	Weighted Average
Lothian	1	62.45	100%	85%		35.72
Crofton	1	64.19	134%	109%		34.07
Mills Parole	1	73.29	102%	131%		25.44
Rolling Knolls	2	65.02	116%	143%		33.30
Benfield	2	66.15	119%	128%		32.22
West Annapolis	1	64.85	89%	105%		33.44
SPHS	1	62.86	102%	104%		35.34

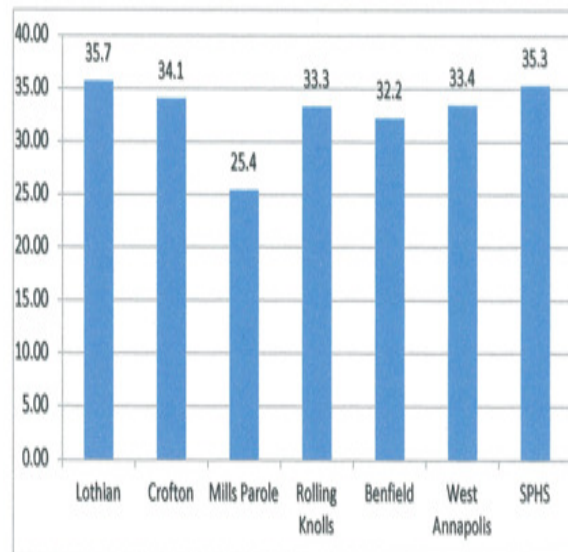
Capacity Change



MGT Study Data



95% MGT score and 5% current capacity - Weighted Average



Environmental Committee report for Greater Severna Park Council Meeting
Tuesday, November 8, 2011

Submitted by Ann Jackson & Ed Krause, Watershed Stewards

Severn River Association www.sra.org
SRA Monthly Meeting Tues November 15 at Arlington Echo beginning at 7 p.m.

North Cypress Branch

Bids have been received and are within the Engineers estimate. They are being reviewed at this time. After review they will be sent to the State Highway Administration for approval. Then the contract will be awarded. Construction should start early 2012.

Trinity Farms Pond

Changes have been made to the design. The Project Engineer is working with the residents for sign off. Construction should start early 2012

Leelyn Drive

Leelyn Drive has been planted.

The Zoning Code

A Zoning Code is a collection of regulations established to promote compatible patterns of land use within the County. All lands in the County are regulated by the Zoning Code. Zoning districts have been created based on the desired predominant use of land (e.g. residential, commercial, and industrial). Each District has its own set of uses that are permitted as-of-right (P), conditionally (C) or by special exception (SE). These uses are listed in chart form for each major Land use category (i.e. residential, commercial, and industrial and maritime). The chart format allows the user to easily compare allowed uses between zones. A set of bulk regulations (e.g. setbacks, lot coverage, and density, building height) is provided for each District. Additional development regulations may also be in effect through special overlay zones.

Residential Zoning Districts

Anne Arundel County has eight residential zoning districts, Generalized Zoning Map for a quick view at how the County has been zoned go to: <http://www.aacounty.org/PlanZone/Zoning/ZoningClassifications.cfm>.

Summary of Brief Description for the Zoning Residential Zoning Districts discussed during November 8, 2011 GSPC General Meeting

R1 - Residential - This District is generally intended for low-density suburban single-family detached residential development at a subdivision density of 1 dwelling unit per 40,000 square feet and a minimum lot area of 40,000 square feet. Maximum lot coverage by structures is 25%. Maximum height is 45 feet.

R2 - Residential - This District is generally intended for low-density suburban single-family detached residential development at a subdivision density of either 1 dwelling unit per 20,000 square feet (no sewer) or 2.5 dwellings per acre (with sewer). A minimum lot area of 20,000 square feet if not served by public sewer, 15,000 square feet is required if served by public sewer. Maximum lot coverage by structures is 30%. Maximum height is 35 feet.

R5 - Residential - This District is generally intended for single-family detached residential development at an urban density of 5 dwelling units per acre. A minimum lot area of 7,000 square feet is required. Maximum lot coverage by structures is 40%. Maximum height is 35 feet.

R10 - Residential - This District is generally intended for semi-detached, duplex, and townhouses at a density of 10 dwelling units per acre. No minimum lot size. Maximum lot coverage by structures and parking is 45%. Maximum height is 40 feet.

R15 - Residential - This District is generally intended for semi-detached, duplex, and townhouses at a higher density of 15 dwelling units per acre. No minimum lot size. Maximum lot coverage by structures and parking is 45%. Maximum height is 45 feet.

R22 - Residential - This District is generally intended for multi-family residential development (e.g. apartments) at a density of 22 dwelling units per acre. No minimum lot size. Maximum lot coverage by structures and parking is 45%. There is no maximum height provided setbacks are increased as per formula.

Councilman Dick Ladd
Anne Arundel County Council
Fifth District

November Article

The Council is now about half way through considering the comprehensive rezoning of Districts 2, 3 and 5. For District 5, Planning and Zoning (P&Z) recommended 17 changes of which 10 were in Severna Park and 7 in the lower Broadneck peninsula.

In general, the District 5 changes reflect the mature, built-up nature of Severna Park and deal mainly with “in-fill” issues and recognition of approved businesses that have been operating on “non-conforming variances” for long periods of time. The biggest development proposed is for the expansion of the small shopping facility on the northeast corner of Earleigh Heights Road and Ritchie Highway in District 3.

For District 5 in Severna Park, P&Z recommended five up-zonings on Route 2 providing, for the most part, the appropriate commercial zoning for several, long-standing businesses (Rey’s Crab House, the Harms property, the Great American Car Wash, Pete’s Cycle and the property located at 8300 Ritchie Highway).

Along the Severn River, two boatyards were given “marina” status (Forked Creek Yacht Club and the former Sappington’s Marina).

A requested change for commercial zoning to develop a large, new 55+ housing complex on Jumpers Hole Road near Severna Park Middle School (the Blanchfield property) was denied by P&Z but otherwise up-zoned to R5. An amendment request to increase the R5 zoning to R10 or R15 remains under review.

I have or will suggest at least five amendments for Severna Park. Two are for limited up-zoning to support existing Route 2 businesses to accommodate their growth-related plans (Moscker Insurance and Chappell).

Three amendments pertain to the east side of the Veterans Highway corridor: One change restores residential zoning where a commercial upgrade was recommended by P&Z (Curtis). The second up-zones two contiguous lots at the corner of Veterans Highway and Brightview Road to medium density residential (R10). The third provides appropriate commercial zoning for the long-standing service station (Williams) at the corner of Veterans Highway and West Benfield Road to support their revitalization plans.

In Arnold and the Broadneck area, two boatyards (Belvedere and Whitehall Yacht Club) were given “marina” status.

Along Route 2, the Jordan property will be proposed for commercial zoning to match the General Development Plan land use prescription. The Forthofer property (otherwise known as the Honeysuckle Consignment Shop) is proposed for a slight increase in zoning to support a small increase in parking space. At the Arnold/Route 2 intersection, P&Z recommended commercial zoning at the southwest corner (Shavitz), eliminating the existing commercial/residential split zoning.

Another split-zoned property (the lot behind the bakery on St. Margaret’s Road) was recommended to be up-zoned to commercial. However, I have proposed an amendment to delete this change.

Two properties on College Parkway adjacent to the Anne Arundel Community College (FutureCare and the College Parkway Baptist Church) were upzoned by P&Z to R5.

The shopping area on eastbound Route 50 near the Bay Bridge is designated for revitalization. To that end, P&Z proposed commercial zoning for a small undeveloped lot on the service road (Singleton). I have offered an amendment to increase the zoning level of the shopping center from C3 to C4 to support redevelopment efforts.

All of these steps were taken after careful consideration of the views of the Severna Park Chamber of Commerce, the Greater Severna Park Council, the Broadneck Council of Communities, and many other organizations and community members including the “omni-present” Al Johnston, whom we wish a very speedy recovery from his recent surgery.

One final note – I would like to hear from anyone who may be interested and willing to serve on the Animal Control Board starting in January 2012. This is an unpaid, two-year position appointed by the County Executive. (Members can serve no more than two consecutive terms.)

If you would like more specific information on any of the rezoning proposals or the Animal Control Board, please call me or my assistant, Diane, at 410-222-1401.