



Greater Severna Park Council

Delegation Meeting Minutes

July 9, 2019

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Delegation meetings are held the 2nd Tuesday of the month

President Maureen Carr York opened the GSPC Delegation meeting at 7:32 p.m., a quorum being present.

Guests:

- Reece Peak, County Constituent Services Officer for District 3 and 5, 443-685-5316, expeak22@aacounty.org
- Ann Fligsten, Growth Action Network
- Elizabeth Rosborg, President of Arnold Preservation Council and Chair of CAC for GDP
- Pat Lynch, President of Broadneck Council
- Jerry Pesterfield, President of the County's Planning Advisory Board
- Pat Troy, Former GSPC President

Secretary's Report (Holly Slack)

Motion to accept June's Delegation minutes made by Mary Vogelsang and seconded by John Norville. **Motion unanimously adopted.**

Treasurer's Report (Steve Poland)

Deferred.

President's Report (Maureen Carr York)

Deferred.

Guest Speaker: Steuart Pittman, County Executive

- Felt uncomfortable with how workforce housing bill went down. The focus will be re-development and updating existing structures.
- He wants to "get creative about how we think about zoning" and move toward [Form-Based Code](#). Workforce housing and transit-oriented development will benefit most from these changes in how to do zoning.

- They have 4 bills that will help achieve this, so they started with the one most controversial and had to do with density. Not even convinced R5 is okay but it is more about creative zoning.
- The vision is that the GDP will use smart growth tactics to increase density and “transit-oriented development”.
- The ideal would be cluster development and workforce housing, because mixed income housing is important and he “damn well believes in the importance of the Chesapeake Bay and cleaning it up.”
- Would like to not have that fear that certain districts are targeted for zoning.
- While looking at Adequate Facilities reform, it is not true that we have to let developers in after 6 years. Other jurisdictions do it permanently. Another focus will be where roads have failed.
- Put into budget increased funding for watershed stewards.
- He has notified developers that modifications on environmental issues will be very difficult, especially on wetlands. They will not be able to get modifications on specific trees, steep slopes, and wetlands. When a developer in Deale took down trees, the county’s law office revoked their permit.
- They are looking for the best way to raise impact fees.
- Will do a bill that makes developers liable when stormwater system fails, ideally having them accountable for 2-3 years.
- He is introducing a Bill banning campaign contributions from developers who have something in the pipeline.
- They are planning to use LMCS to digitize applications used by developers.
- Replaced Phil Hager as Planning Director. His philosophy was not in line with the new administration’s move toward Form-Based Code. The staff likes him and was working well with communities. Kristina Pompa on the Transition Committee recommended [Steve Ziegler](#) who is an expert in climate change, resiliency, and workforce housing. His first day on the job July 31 and there will be a Town Hall at SPHS on August 1 to introduce him.

Discussion

- GSPC President Maureen Carr York: We are on a peninsula with tons of creeks. Cluster development blew off all requirements that preserve the environment, which ended up putting more houses on less land than regular development. There is not enough land left that can soak up rain. SRA and MRA Presidents will explain how dangerous all this development is to our rivers. We have always been against overdevelopment, and recently successfully fought off townhouses on Cattail Creek by working out a compromise to let the landowner get value but preserved 9 acres. Big buildings in little communities will create irreversible damage. We have also opposed senior housing,

similar to workforce housing. Brightview dwarfs the homes in Chartridge and distorts the land. Putting 4 story buildings next to homes like that puts a lot of strain on the land. Apartment buildings are not fair to the homeowners when they are allowed to put them in with so few restrictions. If something must be built, set-aside units are more favorable than apartments. We want buildings that look inclusive, not exclusive.

- GSPC Director Amy Leahy: As member of CAC, I have grave concerns from working on the GDP. This bill and others have not been run by CAC whatsoever. 54-19 should have gone through comprehensive rezoning. Instead, it was rushed through with no one aware and shoved on us. Why are we doing what we are doing on CAC?
 - Pittman: We should have gone to CAC. We worked out terms with workforce housing advocates and didn't think it would be a land use bill. The GDP uses existing zoning law but we are going to change what's allowed in a zoning district. The goal is to get forest conservation done before the GDP.
- Betsy Hein, Delegate from Woodberry: Agrees with everything Maureen said and works for disabilities nonprofit. The number one call is for fair housing. Waiting lists are decades long. If workforce housing is happening, what percentage will be given to those with disabilities?
 - Pittman: This bill is based on income. Workforce housing does not specify preferences.
- John Young from Old Earleigh Heights Road, Traffic engineer: if you look at Cycle build, all of our sections are E or F level services. Keep this in mind if there is a plan for housing or public transportation. Ritchie Highway is gridlocked after 3pm which also hurts local businesses.
 - Pittman: If we get Adequate Facilities changed and Ritchie Highway is changed, then they cannot build there.
- Hugh Huber, Severndale: All school buses are always running late. Really affecting traffic with schools getting back and forth on time.
 - Pittman: Budget office looked at impact fees and how they were set 10 years ago.
- Christy Wilson, Fair Oaks: When we drove up Arundel Beach Road, we decided not to buy because it was wetlands. On President's Day they put up 2 houses that back out onto Arundel Beach Road. Why should I trust that if this goes through, people don't put 2 houses or more where there was only 1? We value living in the suburbs.
- Dustin Ferris, Cool Pond: There has been a failure of the county to maintain development and what has happened to our pond is related to the development. The Bill is decided to the county zoning officer.
 - Pittman: If it can be fixed for a certain amount of money, then it should be doable.
- Ralph Suppa, Hollywood on the Severn: Bill 54-19 was done quickly, partisan, and the week of 4th of July. There is an opportunity to do the right thing. This will impact 20-30 years down the road.

- Pittman: Need to look at this with CAC and map where impact might be. We are considering a Housing trust fund.
- Peggy Nagley, Shipley's Crossing: Is Watkins Glen Townhomes proposed off Brightview Road Section 8 housing?
 - Pittman: Reece can look it up.
- Mary Vogelsang, Light Street Avenue: When they built near our community, they took every tree out and got away with all kinds of stuff. Now we have tons of flooding and they will not take responsibility. When developers build near other people's property, they need to be considerate of the people next door.
- Bob Smith, Berrywood: Glad to hear about you care about environmental issues and that you apologized about how this was rushed through.
 - Pittman: The document was not available until it was almost done. Trumbauer has put together a scorecard for how much community engagement a Bill gets and then they will figure out every group that needs to be contacted. This became very partisan.
- Smith, Berrywood: You campaigned on a platform of slow development. Is there is nothing to prevent this?
 - Pittman: It is law now and needs 4 votes to be overturned. We will not overturn this Bill but plan to revamp the whole system.
- Nick Collard, Cypress Creek: Our schools are overburdened and now we were just given a significant tax increase. Severna Park seems disproportionately affected by this Bill because it is all R5. Let's look at rolling this back and having a discussion before passing this Bill. Get the community involved and empower Severna Park.
- Holly Slack, Bendale: If you were uncomfortable with the Workforce Housing Bill 54-19, why did your staff testify it was a good Bill and not "recommend" (accept) a single change put forth by Republican Council members? That is how it became so blatantly partisan.
 - Pittman: The 4 votes were there so the staff wanted to move it forward and fix it later.
- Ann Fligsten, Growth Action Network: I am a lifelong Democrat and was embarrassed by the partisan process of this Bill. Hopefully that is the bottom and we can work up.
- Paul Spadaro, MRA: There is no such thing as a Republican yellow perch and a Democrat yellow perch. This is about the density. There needs to be a "no vacancy" sign. All of Severna Park has steep slopes, wetlands, and environmental issues. Your GDP could come way too late to help maintain the health of our rivers.
 - Pittman: Expect the GDP in Spring of 2020.
- Paul Spadaro: Could you do a Habitat Protected Law? Most of SP is in watershed and Cattail Creek. This needs to protect the Yellow Perch. It's an existing law. Please use it.

- Art Timmons, GSPC Director: We first met with Phil Hager on August 11, 2017. One month later he was at the GDP listening session. We went all the way through the GDP. We just had a meeting 2 weeks ago with him. He has been listening to us for 2 years. We would love to see the knowledge he picked up. He should be a part of this or we just wasted a whole lot of time.
- Pat Troy, former GSPC President: Came here in 1977 to fight Benfield Rd becoming 4 lanes. The issues are old issues. This room has been the scene of many arguments. That is nothing new. The scary part of this Bill is that it could undo 30-40 years of hard work to keep zoning under control. Is it as bad as I think it is? Will Adequate facilities be able to impact this? Why would this yield only 60 more houses in the county? We have to be careful about what we do. Your form-based zoning sounds like spot-based zoning and hope there is a difference. Let's be really smart about this. Realizes this Bill is law and it happened. Hope it doesn't get abused and there is a lot of fear in this room tonight. The environmental impact is a concern throughout AA County, not just Severna Park.
- Tom Bryce, Cool Pond: I could not believe how much water is around here and cannot imagine more development taking place. I work with "Hope for All" that delivers furniture. It goes to Section 8 new developments. They are beautiful on the outside but no one is taking care of the building.
 - Pittman: There are no additional Section 8 vouchers available.
- Solomons Ridge: Is this Bill worth the fear it creates?
 - Pittman: Will go back and have that conversation. This was passed by County Council and it was promised on campaign. Not sure this is the wisest way to go about creating affordable housing. Wants more income range. Doesn't have to be in Severna Park.
- Mary Vogelsang: If I sell my house to downsize, there is no place I can move to. Why don't you think about the retirees in the county and not just those who want workforce housing? I came from a family that had nothing, am an RN, and have lived here for decades.
- Mike Bates, Glen Oban: If you had not looked at this Bill from a legal standpoint, why did you give up leverage to get changes by signing Bill into law? If you hadn't rushed into signing the Bill, you could have made changes. Why did you sign it so quickly?
 - Pittman: Consistency. I would have vetoed a Bill I supported that would have started the process all over again.
- Jen Holden, Shipley's Choice: As a parent, I have a child about to start SPMS and SPHS. Kids have never had a classroom with more than 25 kids, but now there is at least one class with 30 kids in it.
 - Pittman: 140 new teachers will help. There is a law that says we can close school if it has reached maximum capacity. If developers then want to build housing,

they have to wait 6 years, but there are loopholes our administration will look to change.

- Kathleen Wilson, West Severna Park: I have 3 sons raised with values in Severna Park and lived here since 1998. I was a Title 1 teacher and we worked really hard to live here. You should not use the median of the price of a house to determine affordability.
- Pat Lynch, President of Broadneck Council: GDP has been used as a Holy Grail but it does not have the force of law. It needs to be strengthened. If it will be worth anything, it needs more respect and force of law. If you ever have a question, call us and we will be there.

Committee Reports

Audit Report (Susan Nolte)

Motion to accept by John Norville and second by Amy Leahy. **Motion unanimously adopted.**

Chamber of Commerce (TBA)

- 4th of July parade was very successful.
- Shop Local will have a Fall Festival on September 21 from 10am-2pm.

Planning/Zoning/Legislation (Amy Leahy)

- Board of Appeals Hearing: Both are major to GSPC Aug 28, 3:30 to 7:30, appealing the rescinding of the Marsh Landing plan.
- Sept 11, 3:30 to 7:30, BA 15-19R (2018-0165-R) Earleigh Heights Volunteer Fire Company.
- Legislation passed and coming up: Bill 54-19, Workforce Housing introduced and passed in less than 30 days. R-22 Regulations in R-5 Zones. Less than 2,000 sq ft per dwelling.
- Bill 55-19, Fair Housing to be considered July 15. These two bills were requested by the County Executive and 4 of the 7 Council Members. No public input needed. You might want to get familiar with them.
- Bill 59-19, Notice of Approval of Sketch or Final Plan: Requiring developer to notify interested parties within 10 days after approval of Sketch Plan or Final Plan. Probably a result of the lack of notice for Marsh Landing. The bill requires notification of any lot owner within 300 feet, the president of any Community or Homeowners Association that is located within 300 feet of the property and has a current email address on the List of Community Associations, persons, and Organizations is maintained in the Office of the County Executive.
- We hope to investigate how to determine who is eligible, how to determine if you are on that list, and how to get on the list if you are not. Note: GSPC doesn't share your email with anyone.

- The same information is on the website at aacounty.org. That is where the Watch List is.
- Community Meeting 35, 41, 39 Old Frederick Road, Arnold. Remove 3 homes, build 5. 132 Overlea Drive, the triangle, and 5 new homes up the road in Sabrina Park.
- Bill 59-19 requires notification of 300 feet. If you are in HOA, they will notify HOA if have current email address on file at county's office. GSPC will not give email away to anyone.

Education Committee (Holly Slack)

- Signups for public testimony must now be done online or phone by the Friday before a Board meeting when the agenda for that meeting is published. It will close at 4 p.m. on the day before the meeting. Members of the public will be able to sign up at www.aacps.org/boardtestimony or by calling 410-222-5311.
- Please register for schools asap. This helps ensure teachers have the training in the necessary school with as much time as possible.

Police / Community Relations (Doug Nichols)

National Night Out is on August 6 from 5:30-8pm

Environmental Committee (Paul Spadaro and Lisa Bender)

- SRA: There is a meeting coming up and Maureen will send notice out.
- MRA: Tale of 2 rivers. Severn River is having really good visibility and clarity but Magothy is not. If it rains more than ½ inch then you need to stay out of Magothy and any of its creeks for 48 hours. If the water does not look good to you, do not let your kids swim in it. If it rains more than ½ inch, do not let your kids swim in it.

Public Works Committee (Erin O'Neill)

- Kimberly Tran has been replaced.
- Maryland Transit Administration will speak in August.

SPHS Neighbors Committee (George Foote)

Evergreen is about to be reconstructed. Start date is June 27. It will focus on one side at a time and will be a fairly long project, possibly lasting until the start of the new school year. They will begin with a 4 way stop at Cedar and Evergreen as a trial.

Airport Noise Committee (Linda Curry)

Report sent.

ASPIRE Report (Amy Leahy)

None.

Unfinished Business

- Thank you to Maureen for handling this issue and running this meeting. [Applause]
- Peggy Williams, Cape Arthur: She received an email from Councilwoman Amanda Fiedler and the FCC is overruling local authority and where they can place 5G cells. The only thing to do is create local ordinances. California Association of Firefighters is banned from being near local cell towers because they were having issues. Montgomery Co. has filed a lawsuit against the FCC about undue health risks.

New Business

None.

Meeting adjourned at 9:49pm

Next Meeting Dates

- Delegation: August 13, 2019 SP Library 7:30pm
- Board of Directors: July 23, 2019 SP Library 7:30pm

Minutes respectfully submitted by Holly Slack, GSPC Secretary