



## GREATER SEVERNA PARK COUNCIL

General Meeting Minutes  
[www.gspcouncil.org](http://www.gspcouncil.org)  
September 14, 2017



*General Meetings are held the 2<sup>nd</sup> Tuesday of the month.*

President Maureen Carr York called the Greater Severna Park Council Board Meeting to order at 7:35 p.m.

### Guests:

- Boy scouts Troop 993 earning community badges
- Betsy Wilde, Whitehurst community
- Jim Fredericks, Homeland Security Chief and Sheriff candidate
- Pat Daly, County Executive Constituent Services Representative
- Elizabeth Rosborg, Arnold Preservation Council
- Michael Peroutka, County Councilman

### Secretary's Report (Holly Slack)

Art Timmons moved to accept the August 2017 General meeting minutes. Director John Norville seconded the motion. Minutes were unanimously approved.

### Treasurer's Report (Steve Poland)

BB&T checking = \$4,720.36  
SmithBarney money market = \$1,281.73

### Membership Report (Steve Poland)

- The following communities are “**past due**” for 2017: Bellevue Estates, Erin Garth, North Severna Park, Sullivan’s Retreat, Twin Harbors, Magothy Forest, Pointfield West, and Woodberry Farms.
- Shipley’s Crossing has now joined Greater Severna Park Council.

### Guest Speaker

Phil Hager, Anne Arundel County Planning and Zoning Officer.  
410.222.7450; [pzhage56@aacounty.org](mailto:pzhage56@aacounty.org)

Mr. Hager is the new Planning and Zoning Officer, and has been here for 6 weeks. Prior to this, he was at Carroll County for 5.5 years, and previous to that he was in Allegany county. He introduced and took questions about the upcoming General Development Plan (GDP), which is a comprehensive plan and a multidisciplinary initiative. The Department coordinates the plan with public facilities, public safety, and public works. State legislation is made part of the GDP through the Annotated Code. Ideally, it looks 20 years into the future, but Councilman Grasso has introduced a bill that will produce a new plan every 8 years. The GDP asks who, what, where, when, WHY, and how much. The “why” is most important, because we want to understand why certain things should be done, and why is this of interest to AA County? The first step of the process is producing the document. The interdisciplinary planning needs to produce a “living document” so that needs of everyone are considered. It is a combination of technical

analysis, will of the people, and expression of community division. What is in the plan will be used as a guide in rezoning cases. The second step is implementation, which is arguably the most important, because it sometimes recommends regulation changes and rezoning. Plans are not inherently regulatory, and a plan itself is not a regulation or a substitute for a regulation. The plan identifies the difference between where we are, how we got here, and where we want to be in the future.

*1. Where will the Greater Severna Park area fit into the General Development Plan? What happened to the Small Area plan? (John Norville, Shipley's Choice)*

We are not moving forward immediately. There is a possibility it will involve rezoning and redistricting. The plans do not include small area plans, which include watershed based plans, municipalities, counties, and small area plans. There needs to be a groundswell of support for a small area plan to be implemented as an addition to the GDP. Staffing will not allow more at this time. Then General Development Plan (GDP) is set to begin December 2019. You should be able to find all information on the website. Right now we are in listening mode. It is vitally important to hear from everyone—what is good, bad, and what you want to see changed.

*2. What is your approach to allowing modifications in sketch plans? (Ben Roberts, Chartridge)*

I cannot comment on how things were done in the past. Modifications are laid out in the code as part of the process, so they are legal. When one deviates from the code, it should be for good business. When someone has legal right to do something with their property, it is about understanding where someone's property rights begin and end. We live in a business friendly community. There is a delicate nexus of relationship and desired outcome. There is currently an issue with parking because County parking standards that have not been examined for some time, so we have requested a review of these standards.

*3. What are modifications going to be allowed for? Planning and Zoning has been very generous with modifications. What is a good justification? We see it happening when neighboring properties have been negatively impacted. (Amy Leahy, Olde Severna Park)*

The issue is far bigger than modifications. The code comes from legislative regulations. Sometimes recommendations are part of the planning process. If regulations are too strenuous, it can impact planning process. They become too subject to legislative oversight if overregulated. How do you want to see things done in the future?

*4. Modifications to developments are not currently listed. The burden is on citizens to go to the building and request, view, and copy the full modification document. Could you start listing the actual modifications, what they have applied for, and why? (Elizabeth Rosborg, Arnold Preservation Council)*

I am only here to promote the GDP and that process. I suggest sending letters to legislators. If other people share similar views, then it may be included in the plan.

*5. What steps are being taken to accommodate the process? (Anonymous)*

We don't plan the future without some level of optimism. The biggest pieces of roadway have not been upgraded, but we are interested in increasing capacity, which will be examined in the plan. These will be our projections for future development, and some things will have to wait.

*6. Communities in Severna Park are done with development. Ritchie highway is a major concern, especially with all the traffic getting back and forth to work, not to mention the environmental problems that have arisen from overdevelopment. These are all consequences of targeting the area for high density growth that has no more room for growth. As you move forward with the GDP, how can you ensure traffic and environmental concerns in Severna Park weigh in heavily to the GDP? (Paul Spadaro, Magothy River Association)*

These are good points for listening sessions. We will be focusing on where we are as the jumping off point, and what you want to see for the future. These things are part of this process. Remember, this is a state-mandated process. Sometimes people love or hate the process, but any time you are dealing with people, when is it efficient to evaluate people's thoughts and emotions? Emotions are not easy to deal with or quantify, but that's the process.

*7. When will the listening sessions be held? What will be the process within the listening sessions?* (Anonymous)

This is an opportunity to gather everyone together in a planning session, but these will not be the only opportunity for input. There will be weighted voting for identifying important issues and themes. It is about finding what your hot button topics are. Then the breakout groups will convene back to the general session and sign up to speak. After seeing how many people sign up, they will decide how much time to allot each person to speak. You can find the schedule of listening sessions at [www.aacounty.org](http://www.aacounty.org).

*8. What do you mean by weighted vote?* (Anonymous)

There will be colored stickers to put on issues that are important. Issues will be predetermined, and paper will be distributed to make comments.

*9. Is there a way to vote as a block? Here at GSPC, some of us represent 874 homes or more. This process will not work with a large group.* (Doug Nichols, Shipley's Choice)

Do you think it is right for all those other people to not have a voice? We ask that you do it in a constructive way rather than trying to destroy the process. We also welcome letters that reflect consensus and how many people your organization represents. There is no good way to make it perfectly equitable across the board. We will take feedback however you choose to give it.

*10. The County did a small area plan years ago, and hundreds of hours were put in by each community. This was probably a true picture of what the community wanted. Ultimately, the administration took it as only a suggestion, and retorted that they were under no obligation to take our "suggestions." What I am hearing you say is that this process will be a step down from even that?* (Amy Leahy, GSPC Director)

I heard plans were completed, but resulted in very little implementation. The aspect of this process doesn't have that level of specificity, but it does have a better chance of getting fully implemented. When we do these plans on a county wide basis, if there is a clear referendum, then that can be a mechanism for what is done.

*11. Does this planning process have something to start with? Or is it beginning from scrap?* (Anonymous)

I don't know the answer to that. Existing plans can be updated, but I haven't had a chance to read those yet.

*12. Creating these broad listening sessions is not helpful when Severna Park has been split between Arnold and the 97 corridor. Why hasn't Severna Park been given its own voice? We are a council made up of 60 communities, and a larger community cannot dominate a small one. We function more like a Senate. Most of the time, votes are unanimous, and each organization has its own unique role. Not having a listening session in Severna Park means a lot of people are missing the opportunity to speak. We could have a larger, broader audience if needed.* (Maureen Carr York, GSPC President)

We are open to another meeting in Severna Park or meeting some of the organizations you represent. Are you looking for a meeting targeted at just this area? Should that be part of the initial sessions or when things have advanced? We will go however you'd like.

*13. Could you explain the County Council's involvement in the process? (Elizabeth Rosborg, Arnold Preservation Council)*

The process required the adoption of the Council. The legislative office of every county has to adopt the plan before it is considered finalized.

*14. Will County Councilmen be at the listening sessions? (Amy Leahy, Olde Severna Park)*

They will be invited.

*15. Your handout includes Small Area Plans as part of the General Development Plan, but you have indicated that the small development plan is not part of it? If this is misleading, why not remove it from the flyer? (Erin O'Neill, GSPC Director)*

Much of what was done is not garbage and won't be thrown out. We will have to look at all the work that's already been done and that should provide an excellent starting point. I am willing to sit down and talk to each one of you. Our goal is to have a process that people believe is valid and legitimate.

*16. What about our rights as neighbors? This has caused a great deal of frustration. (Anonymous)*

This is new to me. I am hoping you will be part of the education process. I will be happy to talk to you about your issues. If a person has a piece of property, and wants to do things with that property, there is a limit to what Planning and Zoning can do.

*17. We need to feel heard, and we haven't feel heard the past couple years. How will you help to change that? (Anonymous)*

Councilman Peroutka has asked me to make time in my schedule to meet with many people. He has heard you and seems to understand your concerns. It is more important to hear suggestions on where you want to be and how to get where you want to be. I am especially looking for suggestions on how to solve these concerns. It can sometimes be helpful to vent frustrations, and we want to be as helpful as possible.

\*For additional information about Planning and Zoning, see Appendix A.

#### Community Presentation: Cape Arthur Summer Olympics

Betz Wild

Cape Arthur, Oakleigh Forest, Whitehurst, Fair Oaks, Arundel Beach Road communities

We grew up athletes and decided to have the kids sit and watch us compete for once, which is how the Cape Arthur Summer Olympics grew. The first year was about 10 events over one week, including friendly competition in golf, cooking, swimming, cornroll, and even a swim meet with all adults. We were hoping to serve as good role models for kids. Between the four involved communities, we have beautiful amenities. The opening ceremony is held at Folger McKinsey. This past year, there was a 5k that had 85 runners, volleyball had 72 players, basketball had 40 people, swimming had 68 people, and kayaking had 35 people. We took over Severna Park golf center for an entire night. Softball was played at Cypress Creek. We also started charging everyone \$5. We've now done this for four years.

\*This presentation is also scheduled to be emailed to the Council.

\*\*Note: GSPC is looking for more communities to volunteer to give presentations about things they've done new this year or in the past. It is important to share solutions to common problems, and give a boost to what we do as HOAs and community associations. We also love to hear more about the enjoyable stuff we do here in Severna Park.

## Committee Reports

### Chamber of Commerce Report (Dylan Roche)

- September 15, 2017: Greater Severna Park and Arnold Chamber of Commerce 60th Anniversary Crab Feast at the Severna Park Elks Lodge
- October 2, 2017: Chartwell Country Club Golf Tournament! It's a great event - a typical "sell out" tournament. Want to learn more? 410-647-3900 or email at [info@severnaparkchamber.com](mailto:info@severnaparkchamber.com)

### Audit Committee (Anne DeMajistre and Steve Poland)

The final report was sent out via email. Anne thanked everyone for the opportunity to serve.

*Motion made by the Chair of the Audit Committee, Anne DeMajistre, to approve the report.*

**Motion unanimously adopted.**

### Councilman Peroutka

He extended congratulations to Linda Curry from the Airport Noise committee for all her hard work.

### Planning/Zoning/Legislative Committee (Art Timmons)

- Brightview Drive Administrative Hearing: This is a new project that was to be heard by the Administrative Hearing Officer on August 22, 2017 at 10:30 AM. The August 22 hearing was postponed until November 2, but has not been scheduled on the website yet. It concerns 3 parcels totaling 4.4 acres zoned R-2 at 619, 651, and 661 Brightview Drive about 1700 feet east of Veterans Hwy. They have one house on each parcel along the south side of the road. They are requesting a change in zoning from R-2 to R-10 and intend to remove the three homes and replace them with 36 townhomes. We suspect there may be some opposition to that. We made contact with Shipley's Retreat, Shipley's Crossing, and the Millrace communities. All three are actively notifying residents in an effort to oppose this rezoning. We hope to oppose, and be able to support their effort to oppose the rezoning. P&Z has recommended the variance be denied.
- Sabrina Park, Phase 3 at Board of Appeals: The August 17 Hearing took place as scheduled at 5:30 PM. The hoped-for settlement was unsuccessful. The applicant's attorney submitted one last exhibit consisting of proposed advertisements concerning the model homes to be built at \$550,000.00 and \$450,000.00 stating this would end the applicant's case. He also agreed to submit closing statements in writing by September 7, 2017. The protestant's closing statements would be submitted by September 28, 2017. The County by October 12, 2017. The meeting itself with about 5 observers took about 7 minutes to end this series of hearings that took over a year to work through the case. You might remember that was the evening that heavy rain and an accident on the ramp from I-97 south to Route 50 east left I-97 bumper to bumper from Benfield Blvd to route 50 east for several hours.
- The YWCA of Annapolis at AACC: There is a 3-hearing appeal to the Board of Appeals in August of a modification approved for this project in Arnold. The Arnold Preservation Council is covering this issue.
- Cattail Commons: There are two items. We are expecting a settlement concerning the abandonment of the plans of 31 townhouses for the Cattail Commons Project. That settlement will be heard by Board of Appeals Hearing scheduled for February 7, 2018. However, the Watch List shows an Administrative Hearing set for September 26 at 10:30 AM in Annapolis concerning this. The application is the apparent justification for rezoning of 9.4 acres from R- 5 to Open Space, and 2.0 acres rezoned from R-5 to C-3. This is the long-awaited solution to strongly held positions on both sides. We will check this application closely to insure it provides the outcome agreed to earlier. Thanks to all who patiently took part in this three-year effort. If you have the Watch List on line, click on the blue View the Application to bring it up and read it.
- River Watch: Nine of the 13 Administrative Hearings are applications requesting changes on waterfront property. We have identified those that are. The Severn River Association and the

Magothy River Association may want to View these Applications on line and take steps to insure they are reasonable.

- Resolution 31-17 to urge the FAA to return the flightpaths at BWI to the Pre-NextGen paths was amended to align with some other jurisdictions and passed unanimously. Several County Executives and the Governor have now made similar requests. Linda Curry is our GSPC representative in this effort, and is representing far more than just our 60 communities by now. Thanks for your continuing effort on our behalf.
- Bill 67-17 A new Agritourism Bill was amended and passed unanimously.
- Storm Water Best Management Practices. BMPs by Public Works The following Link provides access to a webpage with a storm water maintenance guide provided for homeowners and HOAs who have taken over storm water management responsibilities, and a list of contractors who do storm water maintenance work. This page leads to several additional pages. It is worth a look. It shows information home buyers should have before they buy their homes, rather than after they buy them. ([http://www.aacounty.org/departments/public-works/wprp/bmp\\_maintenance/index.html](http://www.aacounty.org/departments/public-works/wprp/bmp_maintenance/index.html)). This does not address the problems of improper or lack of notification of homeowners and HOAs before the homes are sold or the turnover process from developer to homeowners or HOAs itself. That effort continues.
- 977 Ritchie Highway: 3.3 acre commercial property up for sale next to Mothers Grill, which is the boundary of Severna Park and Arnold. They are proposing a fast food restaurant or a Royal Farms. This will be on the corner of College Parkway. They are proposing 2 exits backing up to Hunters Point. We are trying to reach out to the people in Hunters Point and let them know.
- The watchlist does not watch commercial or industrial property.
- Fair Oaks, Oak Circle Court: Homes are being torn down, leveled, and then built up bigger on the property. The property next door has no basement. Family room/kitchen/dining room is downhill from the driveway, and they want to expand the driveway to another driveway. The neighbor is worried about the runoff into her kitchen. This will cause more runoff than the property can handle. This situation is just an example that is happening all over Severna Park.  
*A motion was made to have a representative from GSPC attend the hearing and let the officer know how concerned we are about this. Motion adopted unanimously.* GSPC Director Amy Leahy will attend, representing Severna Park.

Education Committee (Brad Myers)  
Report deferred.

Police / Community Relations (Doug Nichols)

- Officer Scott Mackadoo has been newly assigned as a representative to this area.
- There is an Emergency Preparedness Expo on Saturday Sept 23 at Marley Station, which is similar to National Night Out.

Cattail Caucus (TBA)  
No report.

Public Works Committee (Erin O'Neill)  
They are putting in a study to look at the Jones Station road light.

ASPIRE Report  
Report deferred.

SPHS Demo Committee (George Foote and Carol Boudman)  
Report deferred.

#### Airport Noise Committee (Linda Curry)

- FAA Ordered to Vacate Their 2014 NextGen Routes in Phoenix, AZ, 8-29-2017 After three years of misery and sleep loss, residents in the Phoenix area may finally see some relief. This Judgment was just announced <http://aireform.com/faa-ordered-tovacate-their-2014-nextg.../> o Governor's Letter to Sec. of Transp. 8-1-2017
- In a letter to U.S. Transportation Secretary Elaine Chao, Governor Hogan said he's been frustrated by the FAA's lack of response to a letter he sent May 11 expressing worries about loud aircraft noise from plane routes that have changed under the new system, commonly referred to as NextGen. A copy of the letter is attached. <http://wamu.org/story/17/08/02/maryland-gov-larry-hogan-demands-answers-airport-noise-complaints/> o AA Co Council FAA Resolution vote- 9-5-2017 The Anne Arundel County Council has joined with the Governor and our federal legislators in sending a message to the FAA. They passed resolution 31-17 which asks the FAA to correct the issues surrounding NextGen. The council looked into legal action and making the FAA accountable but their charter does not allow them to use legal action unless the county itself is impacted. <http://www.aacounty.org/departments/county-council/legislation/bills-and-resolutions/Resolution%20No.%2031-17.pdf>
- Performance Based Navigation meeting in August: The BWI Roundtable gave the FAA a detailed and extensive list of problems the communities around BWI are experiencing. The FAA forwarded that information to the Performance Based Navigation (PBN) group which started meeting in August to find solutions for the problems at BWI, National, and Dulles. Some of those solutions are notional or widening flight paths, and retraining controllers to instruct pilots Airport Noise Committee/BWI Noise to fly at higher altitudes. The Roundtable expects to hear from this group in October or November.
- Congress to vote on FAA Reauthorization Bill/Act Congress is due to vote in September on a new bill to authorize the FAA to continue implementing NextGen. The bills are; House bill - H.R.2997 - 21st Century AIRR Act, Senate bill - S.1405 - Federal Aviation Administration Reauthorization Act of 2017. The House version of the bill includes addendums that would require the FAA to do environmental studies, report on impacts on health, and protections for those impacted by the noise. The current status of the bills can be found at: House <https://www.congress.gov/bill/115th-congress/house-bill/2997/all-actions?overview=closed#tabs> <https://www.congress.gov/bill/115th-congress/senate-bill/1405/all-actions?overview=closed#tabs>

#### Environmental Committee (Paul Spadaro and Lisa Bender)

- New MRA Living History video released called "[The Origins of Severna Park](#)."
- September starts the annual 67 mile circumnavigation around the Magothy. The focus of the trip is to locate, ID the grass and try to map out SAV beds. Please let us know if you see any underwater grass growing along your shoreline, knowing that location would be helpful.
- MRA is moving forward with our Yellow Perch restocking project. Starting with Cattail creek this fall. We are partnering with Towson University. We hope that this interest in Yellow Perch will lead into a multi-year restoration project with the University that will focus on "How to restore fish populations in urbanizing watersheds" By protecting the Yellow Perch habitat, we are protecting our habitat.
- Because of the excessive heat in June and July we were very concerned about the health of the river but as we move into fall water monitors report the health of Magothy is improving. While in the next few weeks river might suffer a short set back due storm related flooding we are optimistic that the river will bounce back to its normal level

- 'Tis The Season ... It's Oyster Pick-Up Time: Distribution of this year's crop of oyster spat to over 400 volunteer oyster farmers on the Severn River is now underway at distribution points throughout the watershed. And, this is going to be SRA's biggest oyster growing season yet! During this our Sept. 19 Educational Series meeting, SRA's Oyster Chairman Bob Whitcomb announced that SRA volunteers will hang 1,950 oyster cages off of piers as part of the Maryland Grows Oysters program.
- It's been a great summer on the water for our SAV Navy. SRA citizen scientists are still paddling into visit our underwater grasses, the fabled subaquatic vegetation (SAV). Follow their work on Water Reporter at: <https://www.waterreporter.org/m/548c2bb1>

#### County Executive's Office (Pat Daly, Constituent Services Officer)

- The next "Not my child" presentations will be September 27 at Broadneck high school and October 24 and either Severna Park high school or middle school.
- The county executive sent a letter on April 7 to the FAA administrator requesting that he reconsider reverting to pre-next GEN play patterns along with requesting that the residents of anyone or county be given a proper Townhall to express their concerns – and that the answer to that letter was that the round table was the sufficient venue and no Townhall was necessary.
- Anyone who has questions for Phil Hager can email Pat at [pat.daly@aacounty.org](mailto:pat.daly@aacounty.org) or email the county executive and copy Pat to be sure the county executive sees the messages.

#### Community Events

- Bike Rodeo at Kinder Park on Oct 1 for ages 4-10 and also featuring a health fair. Flyers are on the table.
- Bike to school day is on Oct 4. 700,000 students are expected to bike to school on the Arnold peninsula.

#### New Business

*A motion was made to have a representative from GSPC attend the Oak Court hearing and let the Planning and Zoning Hearing Officer know how concerned we are about modifications affecting neighboring homes.*

#### **Motion adopted unanimously.**

\*GSPC Director Amy Leahy will attend, representing Severna Park.

#### Old Business

*Motion made by the Chair of the Audit Committee, Anne DeMajistre, to approve the final report sent out via email.*

#### **Motion unanimously adopted.**

Meeting adjourned at 9:55 p.m.

#### Next Meetings

- GSPC General Meeting, October 10, 2017, 7:30pm at Severna Park Library
- GSPC Board Meeting, September 26, 2017, 7:15pm at Severna Park Library

Minutes respectfully submitted by Holly Slack.

## Appendix A

### A.A. County - Office of Planning and Zoning: Phil Weber

Our **mission** is to plan the overall physical development and growth of the County, update and enforce the zoning code, and administer the subdivision and development regulations.

- **Cultural Resources Division** = The Cultural Resources Division protects Anne Arundel County's historic sites, buildings, archaeological sites and landscapes. Preservation of our heritage safeguards the County's historic and cultural resources.
- **Development Division** = The Development Division coordinates and administers all subdivision activity, administers the Critical Area Program as it relates to development, and regulates development activities through the permit process.
- **Long Range Planning Division** = The Long Range Planning Division is the lead in preparing the County's General Development Plan, Small Area Plans, Town Center Plans, Water and Sewer Master Plan, and other functional plans as needed.
- **Research & GIS Division** = The Research & GIS Division of the Office of Planning and Zoning maintains and provides demographic and geographic and economic information on Anne Arundel County.
- **Zoning Division** = The Zoning Division of the Office of Planning and Zoning oversees the regulation and interpretation of the Anne Arundel County Zoning Ordinance and processing related applications.

**Plan 2040: Updating the GDP** - The Office of Planning and Zoning will be updating Anne Arundel County's 2009 General Development Plan.