

**Cecil County
Oversight Committee
Meeting Packet**

August 19, 2009



Table of Contents

1. Agenda and Meeting Information.....	2
Meeting Agenda.....	3
2. Oversight Committee Minutes	4
July 15, 2009 Meeting Minutes	5
July 29, 2009 Public Forum Minutes.....	10
2. Public Comments on the Draft COC Concept Plan.....	21



Agenda and Meeting Information

**CECIL COUNTY COMPREHENSIVE PLAN
CITIZEN OVERSIGHT COMMITTEE**

**Meeting Agenda
Wednesday, August 19, 2009, 4 p.m.
Cecil College Technology Center Room 208
One Seahawk Drive
North East, MD 21921**

I. Call to Order	4:00
II. Approval of Minutes	4:05
III. Old Business Discussion of Public Forum Statements and Written Comments on COC Draft Concept Plan	4:10
IV. New Business	
Adjourn	7:00



Oversight Committee Meeting Minutes

CECIL COUNTY COMPREHENSIVE PLAN CITIZEN OVERSIGHT COMMITTEE
MEETING MINUTES
15 July 2009

Present: Bennett, John; Broomell, Diana; Butler, Eileen; Cairns, Ed; Clewer, Jeff; Derr, Dan; Denver, John; Doordan, B. Patrick; Duckett, Vernon; Edwards, Sandra; Folk, Patricia; Gell, Robert; Gilley, Paula; Jackson, Ann; Lane, Diane; Priapi, Vic; Pugh, Mike; Rossetti, Rupert; Smyser, Chuck; Stewart, Gary; Strauss, Vicky; Tapley, Donna; Thorne, Owen; Walbeck, Carl; Whiteman, Will; Wiggins, Kennard; Bayer, Michael – ERM; Graham, Clive – ERM; Sennstrom, Eric

Absent: Buck, Walter; Bunnell, John; Colenda, Sarah; Day, Shawn; Deckard, Donna; Ellerton, Vaughan; Kilby, Phyllis; Polite, Dan; Shaffer, Henry; Snyder, Linda; Whitehurst, Dan; Di Giacomo, Tony

Observers: Helton, Art; Martinuk, Joe

Call to Order: Dr. Lane called the meeting to order at 4:09 p.m.

Approval of Minutes: Motion was made by John Bennett to approve the 8 July 2009 meeting minutes. Motion was seconded by Kennard Wiggins.

Vic Priapi questioned the motions as contained on page 9 of the minutes. Paula Gilley noted that on page 12 the word perennial needs to be inserted in the 3rd paragraph. Discussion ensued on the proper level of specificity required in the Comprehensive Plan versus the implementation documents that will follow. Paula Gilley questioned the wording on page 15, number 6 relative to green infrastructure.

Twenty one (21) members voted in favor of motion to approve the 8 July 2009 minutes. Three (3) members voted in opposition. Two (2) members did not vote. Motion approved.

New Business: Dr. Lane announced that we will be commencing the evening's agenda with the community facilities section. She asked Clive Graham to provide a summary of where we left off after Craig Whiteford's presentation and where we need to get to tonight. Mr. Graham reminded the COC that contemplation was required on whether the plan is affordable with certain actions being taken, whether the needs of the plan are affordable, the need to find funding for anticipated growth or the need to manage growth to stay within the County's means.

Dr. Lane asked if there was any discussion. Ann Jackson asked if it was possible for the County to front fund projects as Harford County does. Clive Graham presented an overview of the County's debt affordability model that exists to properly manage debt. Ed Cairns posited that the costs are not properly accounted for and that future taxes won't cover future costs. Mr. Cairns was of the opinion that alternatives (special taxing districts, impact fees, cut plan's cost, more taxes, more businesses) would be required to cover costs. He stated that Vernon Duckett's plan to direct all the future density in a smaller growth area would be the best way to move forward. Clive Graham reminded the COC that

the implementation section contains a discussion of potential fiscal and growth management options. Will Whiteman stated that Mr. Whiteford said that the plan was affordable. B. Patrick Doordan remarked that Craig Whiteford said there was no issue with funding the needs identified in the table. Diana Broomell inquired as whether there are more commercial areas on the proposed land use map than exist on the current map. She was also interested in the amount of current commercial/industrial acreage versus the potential future commercial/industrial acreage. Dr. Lane noted that is too finite an item to be considered at this time and the COC did not need to focus on such minutia. Paula Gilley reflected on the Towns control of a significant portion of the U.S. Route 40 corridor where there is a lot of commercial land. Gary Stewart stated that the County could zone all the land it wanted as commercial and industrial without result due to market demand, the key was providing the tools to attract business to those zones. Kennard Wiggins said that Gary Stewart's comments align with Ed Cairn's comments. He felt it comes down to a question of affordability. Dr. Lane summarized Mr. Whiteford's commentary from last week. Will Whiteman ruminated on the impossibility of predicting future tax increases or decreases. Owen Thorne vehemently proffered that it is the COC's responsibility to state the cost of the plan and provide suggestions for its funding. Vernon Duckett stated that the cost of infrastructure is known and that unbuilt houses would have pay \$50,000 per house to offset their future impact on County services.

Paula Gilley reminisced that a former Board of County Commissioners attempted to place water and sewer infrastructure in the growth area and was rebuffed due to allegations of excessive cost. Owen Thorne was of the opinion that the plan and its associated accoutrements such as future schools, roads, water and wastewater would not be affordable. He felt that the numbers just don't add up – 1 billion in projected expenses versus \$0.6 billion in projected budgets. B. Patrick Doordan said he believed that it was not in the COC's purview to do Craig Whiteford's job or the Board of Education's job. Will Whiteman suggested that underlying this discussion was a surreptitious effort afoot to revisit earlier votes for the map and the numbers relating thereto. Mr. Whiteman stated that the man that does the budget said the costs associated with this plan are affordable. Clive Graham noted that it was not the job of the COC to write the County's budget or to do Mr. Whiteford's job. Mr. Graham continued by saying that the role of the COC was to assess whether the plan was reasonably affordable and were tools in the plan to meet the funding needs over the next twenty (20) years. Diana Broomell stated that it comes down to Mr. Whiteford's definition of affordable and the COC's definition of affordable and the interpretation of what was in the information the COC has received and hasn't received. Vicky Strauss noted that crystal balls are fuzzy and that a best guess for the future was all that was possible. She continued that the COC needs to recommend options to the Commissioners and the Commissioners can decide.

John Bennett noted that the forward funding language was limited to schools and asked if it should also include U.S. 40 improvements. Michael Bayer reported that conversations have occurred with SHA regarding a potential County-funded planning study of the US 40 MD 213 intersection. The SHA responded that it may or may not move the process forward. Ed Cairns stated that the approval of the plan depends on the best available information and that the process was iterative. Discussion ensued on requirements to obtain state funding for school construction projects.

Motion was made by Mike Pugh to approve the community facilities section and the community facilities needs table and projects list. Motion was seconded by Jeff Clewer.

Vicky Strauss noted that revisions needed to be made to certain fire projects on the needs table. Mr. Pugh acquiesced to the amendment.

Nineteen (19) members voted in favor of the motion. Six (6) members voted in opposition to the motion. 1 member did not vote. Motion was approved.

Clive Graham presented an overview of the Housing section of the Concept Plan. He stated that this was a general rather than specific section and that more specificity would be provided in the full plan. There would be information provided on change in housing stock, proportion of housing in County and in Towns, housing mix, owner occupied versus rental, affordable housing, special needs, and general housing. Major policies and actions will identify housing needs, target affordable housing, senior needs and mixed use options. Mr. Graham noted that recommendation number 4 under Policies and Actions was a result of the sub-committee recommendation to encourage private sector participation. Kennard Wiggins queried as to how Cecil County matches up with the state relative to the mix of housing and values. Clive Graham responded that that data has not yet been compiled but will be. Discussion ensued on housing needs, mix of housing types, affordability issues, special needs housing, recreational opportunities, and market needs.

Motion was made by John Bennett to adopt the housing element with a recreation component. Motion was seconded by Mike Pugh. Twenty three (23) members voted in favor of the motion. No members voted in opposition to the motion. Three (3) members did not vote. Motion was approved.

Michael Bayer presented a synopsis of the implementation section. Mr. Bayer stated that the section in the full plan will go beyond tools and look at policies and actions and assign responsibility for each. Dan Derr noted a need to address the lack of water and sewer infrastructure in the implementation section and recommended measures be listed to address the void. Discussion ensued on whether that topic was previously discussed in water resources. Dan Derr questioned as to how the County would finance the costs. B. Patrick Doordan stated that it is not the COC's responsibility to come up with funding methods. Kennard Wiggins stated that raising property taxes was not listed, he inquired as to whether that meant the COC opposes higher taxes. Discussion ensued on the issue of taxes and whether the COC needs to take a position on the rate to be imposed. Discussion continued on whether it was proper to raise an issue not associated with a goal from a sub-committee, whether it was in the COC's purview to discuss taxes, and whether the issue should be left to others.

Ann Jackson asked for a definition of the developers rights and responsibilities agreements tool cited in the Concept Plan. Clive Graham responded that it was similar to a Public Works agreement with the exception that it goes a step further by attempting to streamline the process by putting it in the public hearing venue. Ms. Jackson questioned whether that would actually have the intended effect. Diana

Broomell pleaded that Mr. Wiggins' recommendation be revisited. Dr. Lane reminded Ms. Broomell that since the issue did not come from a subcommittee, it cannot be voted on in accordance with the adopted rules and procedures of the COC. Kennard Wiggins demanded to know if the Chairperson was afraid of listening to the people's opinion and if she was trying to stifle dialogue. Ed Cairns said that not acting on Mr. Wiggins' recommendation was not good sense. B. Patrick Doordan noted that we need to follow the voted upon procedure and we cannot deviate at this point. Eileen Butler reflected that tax dollars come from property taxes. Gary Stewart cautioned against providing a refuge to politicians that would enable taxes to rise. Carl Walbeck reiterated that no committee has brought this issue up and therefore the COC does not need to bring up or mention. Diana Broomell posited that some may desire to raise taxes to avoid impact fees. Clive Graham suggested adding the phrase "several tools available in addition to traditional methods such as the property tax and municipal bonds" to the discussion section of the chapter. Fifteen (15) members voted in favor of adding Mr. Graham's language. Four (4) members opposed the language. Seven (7) members did not vote.

Discussion resumed on developers rights and responsibilities agreements. Issues relative to how it would work, whether it would streamline the process, whether it would be a hindrance, who presently uses them, how negotiations may occur, the enabling language, rules of procedure, and advantages and disadvantages were examined.

Motion was made by Dan Derr to include developers rights and responsibility agreements in the implementation section and to form a committee to come up with a process to make it work. After a brief discussion, Mr. Derr amended his motion to include appointing a committee to explore each implementation recommendation. Motion was seconded by Mike Pugh. Discussion ensued on the amended motion.

Seven (7) members voted in favor of motion. Sixteen (16) members voted in opposition to the motion. Three (3) members did not vote. Motion denied.

Motion was made by Gary Stewart to adopt implementation section with the removal of the last sentence in paragraph 4 under discussion ("The Comprehensive Plan will recommend a suite of different tools and actions to meet the County's future needs"). . Motion was seconded by Eileen Butler. Owen Thorne noted that the APFO was not limited to schools in the sub-committee recommendation and that the word "schools" should be stricken from 3rd bullet on page 24. Mr. Stewart concurred with Mr. Thorne and amended his motion accordingly.

Twenty three (23) members voted in favor of the motion. No members opposed the motion. Three (3) members did not vote. Motion approved.

Dr. Lane distributed an article from Vernon Duckett relative to high speed rail initiatives being pursued by the federal government.

Dr. Lane opened discussion on the protocol for conducting the public forum by distributing a “ground rules” sheet. Kennard Wiggins asked what will happen to the written comments received from the public. Dr. Lane said comments will be transcribed and sent to the COC. She said the COC should reconvene to peruse the written comments and include them in their transmittal to the Planning Commission and Board of County Commissioners. Vicky Strauss asked about how responses to the public comment will be disseminated. Dr. Lane said various avenues will be used such as publishing in the *Cecil Whig*, posting on the County’s website. Discussion ensued on the anticipated crowd size and whether question and answer would be feasible. Clive Graham noted that the concept plan will be on the county’s website on Monday, 20 July 2009. Dr. Lane said there will also be an article in the *Cecil Whig*, a link to the document from the newspaper’s website, and a mass e-mailing to address lists such as the Chamber of Commerce and citizen activist groups. B. Patrick Doordan inquired as to who will handle facilitation of the meeting. Dr. Lane will perform a brief (5-7 minutes) introduction and ERM will present the concept over the ensuing 30 minutes.

Dr. Lane set a tentative date of 19 August 2009 at 4:00 p.m. to meet in Room 208 of the Technology Center at Cecil College to review public comment from the public forum. She also indicated that two (2) September meetings may need to be held on 16 September 2009 and a date yet to be determined in Room 208 of the Technology Center of Cecil College.

Adjournment: Dr. Lane adjourned the meeting at 7:44 p.m.

Next meeting: 29 July 2009, 6:00 p.m., Elk Room, County Administration Building, 200 Chesapeake Boulevard, Elkton, Maryland.

Respectfully Submitted:

Eric S. Sennstrom, AICP
Director – Planning & Zoning

CECIL COUNTY COMPREHENSIVE PLAN CITIZEN OVERSIGHT COMMITTEE
MEETING MINUTES
29 July 2009

Present: Bennett, John; Broomell, Diana; Bunnell, John; Butler, Eileen; Cairns, Ed; Clewer, Jeff; Colenda, Sarah; Derr, Dan; Doordan, B. Patrick; Folk, Patricia; Gell, Robert; Gilley, Paula; Jackson, Ann; Lane, Diane; Polite, Dan; Priapi, Vic; Rossetti, Rupert; Shaffer, Henry; Smyser, Chuck; Thorne, Owen; Walbeck, Carl; Bayer, Michael – ERM; Graham, Clive – ERM; Di Giacomo, Tony; Sennstrom, Eric

Absent: Buck, Walter; Day, Shawn; Deckard, Donna; Denver, John; Duckett, Vernon; Edwards, Sandra; Ellerton, Vaughan; Kilby, Phyllis; Pugh, Mike; Strause, Vicky; Snyder, Linda; Stewart, Gary; Tapley, Donna; Whitehurst, Dan; Whiteman, Will; Wiggins, Kennard

Call to Order: Dr. Lane called the meeting to order at 6:02 p.m.

Dr. Lane welcomed the audience to the Comprehensive Plan Citizen Oversight Committee's public forum on the concept plan. She introduced the members of the COC in attendance and thanked them for their dedication to service and for their hard work in getting to this point. Dr. Lane presented a summary of the COC's progress to date. Dr. Lane recognized the elected officials (Rebecca Demmler – Cecil County Commissioner; Robert Hodge - Cecil County Commissioner; James Mullin – Cecil County Commissioner; Wayne L. Tome, Sr. – Cecil County Commissioner; Joseph Fisona – Mayor of Elkton; Frank Hill – Mayor of Chesapeake City; Barbara Brown – Perryville Town Commissioner) in attendance and thanked them for attending. Dr. Lane described the organization of the COC into subcommittees and presented an overview of the COC timeline which will culminate in February 2010 with action by the Board of County Commissioners.

Clive Graham commenced a presentation on the contents of the concept plan. Mr. Graham began by explaining what a comprehensive plan is, what the concept plan intended to achieve, the key challenges the County faces, the land use map, economic development objectives, transportation objectives, water resources requirements, and environmentally sensitive areas. Michael Bayer presented an overview of the recommendations relative to housing, community facilities, future facility costs, implementation tools, and the methods for conveying comments on the draft plan to the COC.

Dr. Lane opened the meeting to public comment on the concept plan. The following is a transcription of the oral comments:

John S. Tosh, Jr.

I'd like to echo the sentiment of the people here by thanking the commission for your dedication and hard work. I've met with some members of the commission and expressed my desire that the zoning of my farm not be changed and I'm pleased that my wishes were honored. I guess it's very selfish on my part, but I felt that if the density of my farm was changed, it would reduce the value of my property

without compensation and would diminish my ability to borrow against the farm if I chose to make improvements. And I have one through college, I have 2 more that have to go, so again, that was my main concern. And I wrote this down, so I got all my thoughts. I really hope that I can pass the farm on to my children. I don't see any of them making a full time living there but there is some interest there, but also the farm is my retirement, my 401K and could be my long-term health care. So again, I thank you for your consideration and your vote. 20 years isn't too far off, my parents are still alive, so hopefully I'll still be farming and be here in 20 years and go over this again, so thank you very much.

Denise Davis

Good evening, my name is Denise Davis, I am the director of the Cecil County Public Library system and I'd like to respond to Mr. Tosh's comments. I'd like to thank the committee, I really appreciate the opportunity to talk with and to address the public services portion of the committee and to speak with the consultants. It's been a very open process and I appreciate that very much. I'm here to address a technical point, it's a small technical point and that is that the current version of the concept plan includes the draft appendix and it indicates in the appendix that it is still under development and I understand that. The draft includes a list of facilities, including schools, college, libraries that are projected, and in relation to library capital projects, there indicates some uncertainty as to the county funding of those projects, so the public library capital projects I just wanted to confirm are funded in Maryland by counties. Now there is substantial state support available through a grant process. It's a competitive grant process that we engage in with great enthusiasm, so we do anticipate some significant state dollars for future public libraries, but until the grants are awarded, we can't say what they are, so we request that the column that indicates the county share of future funding include the full share of those projects, the full funding for those projects and then once those grants are awarded we hope that we'll be able to make a dent in those funds as the projects are scheduled. So that's the total of my comments. Again, thank you all very much.

Bud Felty

Good evening, I'm Bud Felty with McCrone Inc. and as the others have said, I certainly want to thank you Dr. Lane and all of the committee for the hard work and effort that you've put into this. This is quite some task, and time involved with it and we really do appreciate that. I have a few comments or questions, and a little bit of opinions about several items in the plan. Some of it is a little bit on the detailed side. My first is page 3, under growth management policy. The attempt to limit building permits outside of the growth area to 10 – 20% of the total number of permits, I feel is awfully restrictive. My question with that is, who's going to keep score, who's going to be willing to say no building permit to a land owner who has a properly zoned piece of property and a site plan or an approved subdivision plat? Second item on page 14, item 7 under de-nitrification systems, which is recommended to be used for any construction within 1000 feet of a stream. My first thought is this is probably too detailed for a comprehensive plan. I think that kind of a figure needs to be in a zoning ordinance, not in a comprehensive plan. If it's going to be in there, I think we need to define the stream as whether it's perennial or intermittent. If it's defined as an intermittent stream, then especially in the

northern part of the county, there would hardly be any areas that would not be affected by this requirement to use a de-nitrification system. 1000 feet is almost 2/10ths of a mile, if you think about that riding the roads in the north part of the county, intermittent streams are fairly frequent. The health department already says and allows that a standard septic system can be within 100 feet of a perennial stream and 25 feet of an intermittent stream or a swail so why is 1000 feet the right distance? I feel this is too restrictive; it's going to cause people to spend a lot of extra money unnecessarily, I feel like it's a private property rights issue. Page 15, environmentally sensitive areas, bullet point 2, (at this point, Diane Lane interjects that there is 20 seconds remaining)...okay, let's see, let me jump one then. Page 18, policy item 8, nontidal wetlands buffer. This restriction or recommendation for going from 25 to 75 feet outside the growth area is too restrictive and shouldn't be in the comprehensive plan. Thank you.

Norman Wehner

I'm Norm Wehner. My comments are very similar to Mr. Felty's. I appreciate the daunting effort the committee has before it, creating this plan, but some of these things are too specific and they're problematic. I would like to remind everybody that these things all have costs, like the de-nitrification systems that are going to be required are \$10,000-\$15000 and a lot of this is going to not just impact new construction. We have to remember that these rules trickle backwards. When people with existing homes have septic system problems, you pass these rules, what today may be perhaps an inexpensive repair of a perfectly decent septic system of \$1,000, if this rule's passed, because of the bureaucracy involved, they may not be able to do a practical workable repair for \$1,000 dollars, they may have no choice but to do the \$15,000 repair. That is not reasonable. As Mr. Felty said, this is too detailed for the Comprehensive Plan. The comprehensive plan should be broad strokes, not micro-managing. And exactly the same thing with the wetland buffer. This could trickle back to lots of record. You might be making lots of record that people have been sitting on for years, unbuildable or unusable, all of a sudden, just by the same topic. I just want to caution and remind everybody working on this, I appreciate the tremendous effort, but you have to look at some of the brash tax and trickle down effect. It's happened before and we've had to deal with things that didn't make sense but once the rule book says something, you're stuck. So I just wanted to express that. Again, I appreciate all the hard work. Thank you very much.

George Kaplan

Thanks a lot for this opportunity. I too want to thank everybody that has served on the committee. I know quite a few of those folks, and I attended several of their meetings just as a concerned citizen sitting in the back. I have some idea probably not a complete idea, of how much work has been involved over the last year and a half, so it's a great effort. I've got 2 comments tonight and I'll expand on these in writing later. One is a suggestion, and the other is a complaint. My suggestion is; the new plan has a significant increase in the full build-out number compared to our current plan. I think what would be helpful for all of us is to have a map that shows the differences in the maximum zoning across the county. Obviously there has to have been some places within the growth corridor where zoning has increased to account for this increase in the build-out number. So it would be helpful to have a map

that shows exactly where those places are. My second comment is sort of a complaint and that is that it looks really like there has not been a very complete economic analysis of the impact of the growth that this plan anticipates and how it's all going to work. The Table 5 on page 20 which is in the community facilities section is, we've got 1 billion dollars there and even if only half of it is paid for by the county, that comes to something like \$500 dollars per household per year over the next 20 years. So this stuff does make a difference and even this sheet is admittedly incomplete. But going beyond this particular table, there's been no assessment of the operational money that's needed to support this growth over the next 20 years. This is things like salaries for new teachers, for new policemen, for emergency personnel, vehicles, equipment, all of the county employees, all of the gasoline they use, all of the supplies, all the overhead. There has apparently not even been an attempt to account for that and I think without that, without a complete layout of all the costs, it's going to be very difficult for the people in the county or the county commissioners to evaluate what this plan actually means over the next 20 years. So I would urge you to do that over the next several months. Thank you very much.

Mary Scheeler

Good evening I'd like to thank you as the rest have for your input and so on and so forth. I just have 2 major concerns. One is maintaining the value of our agricultural land. I happen to be a farmer's wife and a business owner in the southern end of the county and that's definitely dark green, and there's not much hope for us down there, based on what you've done. I really appreciate the opportunity to speak. Thank you.

Harlan Williams

Thank you very much. I know what it is to serve, many of us in this room served on the 1990 plan. That was 1990, not 1890. A couple of things, you mentioned ideology and we know there's various ideology on your board, and there's some things that I'd like to mention, and I'd like to put them in writing, because I can't get them all out here in 3 minutes. The last time we had the plan there was a great amount of consideration given to clustering. Clustering is not at all mentioned in this particular plan and it's one way to keep agricultural land open and still maintain development in the county. All professional speakers that came to Cecil County in the last few years spoke about concentrating and using clustering methods development. Again, it's not mentioned here. Rt. 40 is a great place to develop, but however, I point out what happened in New Castle county, Kirkwood highway, tremendous proliferation of ingress egress on Kirkwood highway, and we don't want another Kirkwood highway. So I didn't see any address in here about controlling ingress and egress. I heard you say something about not enough lights, but I don't know how you'll control ingress/egress without more lights on Route 40. No real mention or dissertation on property rights. There are a lot of people here that are farmers and own the land and I know the chairman of your agriculture committee was not a farmer and I don't know why he was appointed there because it takes a farmer to understand farmers, but that's beside the point. My main reason for being here tonight is to request a continuance of introduction of ideas beyond August 12th, perhaps to the 1st of September. I don't think the county commissioners are in an excessive hurry, but a lot of the land owners in this county would like to get together and present some

ideas to you, and it's only fair to them because they are the ones that own the ground. And it's just ridiculous not to have more land owners and farmers involved in this whole process. I know there are some involved and they had to fight along the way with the ideology of some of the people who wanted to see no development in Cecil County. And there are people on the committee that are for that group. Again, one more thing, you refer to community facilities, it's a little confusing with the terminology in the last report. Community facilities referred to community facilities that were created for water/sewer in the communities. I would suggest that we might want to talk about county facilities as a general outline for the things we're talking about. But again, the main thing I want to request is to please consider an extension. It's the summer, people are on vacation, and some of us want more time to really study. Thank you.

Catherine Blansfield & Linda Brown

Hi. Thank you to everyone and thank you for your presentation so that we had some understanding of what's going on. We're property owners and we're just concerned and one of the things that we came tonight to hear about, because we don't know how you're going to address it, but we know there's a lot of expansion and growth in this industrial park. And we know there are traffic ramifications. We own 56 acres zoned DR on the north side of Frenchtown beginning at the MD/DE line, that are joined to this industrial park. It's currently being engineered for sale, and it would provide a way for traffic relief directly to Frenchtown Road, which could then go directly to Rt. 213 in Maryland or Rt. 896 in Delaware. And we would just like to offer for consideration that it would be probably the most cost effective way to ease traffic congestion from all the development that you're doing right here. We'd like the opportunity to speak to someone about that in the future and I don't know if the best way to address that is through written comment. It would be very important for the county because traffic on Rt. 40 is terrible getting out of this industrial park. Thank you.

James Reynolds

Good evening, and I too would like to thank the board for all of your hard work. First, I'd like to reiterate on what the gentleman from McCrone said. I haven't read the whole document, but there's a few things that really strike me as strange. The 75 foot buffer, right now MDE requires 25 foot. The 1000 foot limit for the septic systems, add a cost, and I haven't seen anything pertaining to the existing property use. I happen to live in the Greenbank area and am very familiar with the wetlands and the critical bay area. I have a section that has 2 acres per lot and they're low use area. In my development, we have several property owners that have small lots, 1/8th of an acre. I happen to own one beside where I live that's 1/3 of an acre. Does that mean that I can't build on it, or my son, because you're requiring me to have 2 acres? Are we being grandfathered, all the property owners, with the existing zoning? When you have waterfront, and water view property that you can't build on, that you pay exuberant taxes right now on, what's that worth? So I would like to see something in writing grandfathering the properties that are existing in the critical bay areas. If you look at the tax map, along the Northeast River, the lots are all small. That's all I'm asking. Thank you.

Robert Gorman

Thank you for the opportunity to speak. I don't have detailed comments like a lot of the other members here, but mostly what I'd like to comment on is the projected number that you've worked all of your growth figures out with. There are a lot of people that are trying to basically turn Cecil County into a suburb, and when it comes to suburbs, that is something I know about. I grew up in the first suburb in America, outside of New York City. And today Cecil County stands where that suburb did in 1960. Land is starting to become too valuable for agriculture and I don't mean that as a slight, but too many people are trying to build and so pressure is on gentlemen like this that really do love the land, but they've got to be practical. He's got to put his kids through school, and what happened there, there was basically mass building, basically the farmers were pushed out because the land was too valuable and today it's complete suburbs and what happened there, there was no balance. There wasn't a balance of agriculture and industry and houses. Housing took over the major portion of the land. Just some hard numbers for you; the average median house value there is now \$582,000. Here in Cecil County, that's \$244,000. What that means to the average person in the audience is that you now are going to pay approximately \$3000 a month for your house instead of \$1600/month. Just to show you how your income can change. In that area where supposedly there's going to be a cost of living adjustment, the median household income is \$77,000. Here in Cecil County it's \$63,000. So the difference in your costs is not offset by those cost of living adjustments. You end up just paying more for your housing and that comes out of your quality of life. Lastly, I'd just like to comment on the county's ability to deal with population growth. According to census figures, our approximate population as of April 2000 was 86,000 residents. As of July 2008, it was approximately 100,000. That's a growth rate of 16.3%. Now, in the time that I've been here, approximately that same time period, downtown Elkton has died. We have homeless people sleeping in every nook-and-crannie downtown. We have prostitutes applying their trade in daylight, alongside the police station...(Time)

Diana Broomell

As a member of the Comprehensive Plan Oversight Committee, I am very concerned with the plan we've recently adopted on the direction of growth for Cecil County over the next 20 years. Currently our population is about 100,000 residents. The question posed to our committee was: "Do we accept the 50,000 new residents that Maryland Department of Planning has projected for our county over the next 20 years, making Cecil the fastest growing County in the State, or do we take decisive steps to effectively control growth at a more sustainable rate?" We asked, "What is a sustainable rate?" Staff and consultant promised us information on the impact of this growth on costs for services, schools, roads and infrastructure projects but have yet to deliver any credible accounting. I wanted to point out that while there are a variety of methods recommended to finance the growth, historically only taxes have been raised so we, the taxpayers, may be paying once again for the growth. There have been ongoing objections from committee members who were led to believe these numbers were only used, the 50,000, to determine the impact and if we didn't like the results we could scale back the population, which many of us wanted to do from the beginning. Instead, we didn't go back and scale down the

numbers and the land use numbers were adopted by a very narrow margin with little discussion. Out of 38 members, the vote was 10 to 11. Clive Graham, ERM Consultant said, "I want you to understand what these numbers mean. It will essentially turn Cecil County into Harford County overnight." Why do we want to take a different direction for growth than the 1990 Plan? Why does Cecil County's biggest draw have to be residential growth? ERM said that an increase in population will increase the amount of jobs available in the county. Isn't that why we are a bedroom community today? The reality is, we don't have to embrace this dramatic growth increase that serves no benefit other than to dramatically increase our taxes, school overcrowding and road congestion. This is not a done deal until the County Commissioners vote on the final plan and I encourage the public to share their concerns. Thank you.

Open Forum for Questions

Asma Manijwalla

On page 24, you cite considering APFO's and development rights and responsibilities agreement. I just have a question regarding why these two are differentiated. I understand that APFO's are specifically addressing school needs but traditionally APFO's address all community facilities needs.

Bill Stritzinger

I have a couple of comments; prior speakers were talking about how specific this draft plan is in some items. The thousand foot restriction with septic tanks, the 25 foot to 75 foot buffer, as a developer that's very problematic in terms of the amount of land, especially if you're a large land owner, there's a lot of land owners here and when you put that buffer in play, I don't like that one. The economic impact, we talked about that. The other thing I'd ask, the color map that was provided, there was not a map that related to what it is now. Is there a way that you could put over top on one map that shows what it currently is and what it's moving to? You know, you have to pull out the old map and there's not really a good way to relate. I know where mine is, and I know what my change was, but I think other people may not relate. Finally, one of the things that I've been reading a lot about, the housing boom and bust, I've heard a lot of talk about how prices have gone up, well if you empirically go back and look at that, places where prices have skyrocketed and this talk about affordable housing. But generally that price change is really a direct relationship to the amount of restrictions that are applied with the zoning. Places like Houston, you can still buy a nice house for \$200,000. They don't have zoning. You go to California, you artificially restrict the land, the price goes up. The house doesn't cost any more to build, but the price is \$800,000. It's something to think about, there's a great book called "The Housing Boom and Bust" which I think any property owner should read because it really goes into detail on some specific things, and as a developer when I look through this, it's layering and layering and layering, and when you talk about affordable housing and the things that we have to go through as developers. You know, the storm water ordinances are already changing through the state, the forest regulations, the costs, it's hard to provide an affordable house when the process takes you 6 years and costs you \$10 million bucks to put in the property. Not costing the land costs. So I just wanted to get that out. Thank you.

Harlan Williams

Could the consultants explain to us the difference between the priority areas, they say 80% of the remaining undeveloped areas of land are designated priority preservation area. And I just don't know what you mean to control. No development in those areas? You want to shut the farmers down from any value? What's your explanation of that?

Dwight Thomey

I looked at your map there and for example, on the Elk Neck peninsula, much of the area that you have as priority preservation area is probably state park land I'm assuming. Or at least there is some fairly sizeable state park land on the peninsula. We also have, up in the northern end of the county, some fairly large camps, like Boy Scout camps, that sort of thing. Are those included, when you talk about this, and you talk to the state and what you're preserving? Is it included that we have these park lands and campgrounds etc. that are not being developed. Is that included as part of what we're protecting? I think that might help people understand how you have some of these areas identified.

Domand Inglisa

We had a problem with what they call nutrient cap in the bay from the sewer plant. There is a limitation. How will you overcome it if the state says you only can discharge so many million gallons, or whatever, nutrients out there? And then the front end, with the water, if you can't get the water appropriation from the state, you don't have sufficient volume of water, how are you going to be able to sustain your growth with water and wastewater? One, to get water, you've got to get appropriations from the state. They'll tell you how many gallons you can take out of the ground. If they don't give you enough water, all this is for naught. The same thing on the wastewater end, you have to maintain your nutrient cap in terms of, now there's new technology to purify the water. Eventually you're going to have wastewater going to your drinking water, because that's ultimately what we're going to do because we're going to run out of drinking water. They may say they have the water, but if the state doesn't allow you to take it, then your hands are tied. Some of the existing sewer plants are in violation of county discharge regulations. They have to upgrade their sewer plants, such as Rising Sun.

Hank Pasii

I'm Hank Pasii, and a lot has been said tonight about the future of agriculture in Cecil County, and the importance of agriculture for Cecil County. My question is, has anyone really taken an in-depth look with the steadily declining profitability in agriculture, what will the agriculture industry realistically be in the future? That's a key question. Thank you.

Chris Diebold

One quick question, how well did the state, in reference to the 1990 Comprehensive Plan, how well did the state do at projecting the population growth then? I would like to make a couple of comments while I'm here. A concern that I've come upon this evening is we get pounded on this growth area and the definitions of such. I don't understand why there's one inch of land in the growth area that's low density. It makes no sense to me, when we have too much green in my estimation. And to speak about the conservation end of the land, the farmer is farming because he wants to farm and that's how he chooses to make a living. The people that want to conserve the farm, if you will, that want to fight the development are the neighbors of the farm who move next to the farm for the view, and that rural lifestyle, which I also enjoy. The farmer, many who represented themselves at the microphone tonight, are against lowering densities, which is how we in this county have used as a tool to conserve the land. We've lowered the densities. We've lowered property values is what we've done. And the two farmers that stepped to the microphone, well, Mr. Pasii would be the third are, generally speaking, the farmers who are against lowering those densities. Again, as everyone else, thank you for your time.

Gaylord Moody

My name's Gaylord Moody and I read at one point where in one paper, I read open space was divided into recreational, agricultural and natural resources. In the presentation tonight, it seems to emphasize open space preservation as all agricultural and I was just wondering what that discrepancy is. Is this plan replacing the previous comprehensive plan? That 2005 was an update of the 1990 comprehensive plan? Is this the replacement of that plan? In which case, it seems to be that you're eliminating recreational open space.

Natalie Ricci

I'm Natalie Scheeler Ricci and actually it's not a question, it's a follow up comment. Regarding the priority preservation areas, it seems to me like it's a little bit of chasing your tail. We don't know what the state's definitive rules and regulations regarding the program are going to be. Yet we are allocating specific areas of the county. My concern is, if the state defines their rules in such a way that we don't agree with or enjoy or like, and then we've already designated these areas, you've once again cut the legs off the farmer because you've already placed them in a situation where once again they don't have any choices. And I think the main concern agriculturally, and it has been stated here tonight, if a farmer wants to farm, it's his choice. But a farmer's land is basically his 401k, his land, his retirement and his long-term health care and if you continually box farmers in the corner, you're not preserving farmland, you're killing agriculture. I mean, preserving the land at the expense of the people that are earning income off of it doesn't make any sense to me. So if we're going to designate particular areas, let's make sure we have a back door to get out if we don't like the state's program. It seems like we're putting the cart before the horse. Sometimes the devil is in the details and you're publishing a document that has a map that specifically designates areas, and, as Mr. Stritzinger can attest to, oftentimes it's hard to go backwards. So I think that's really something you need to look at. If we don't know what we're buying into, let's wait for the purchase.

Bill Mortimer

My name is Bill Mortimer, I'm the current Chairman of the Planning Commission, so I imagine I'll have a few things to say in the coming months about all this, but while the group is here, I just couldn't withhold a couple comments. One is that some of these charts imply that we have adequate water. That may be true in raw amounts, but it's in the wrong places. The problem with the current plan has been we don't have infrastructure where we're designing the growth. The Rt. 40/95 corridor is not adequate today. And we haven't in 30 years had the political or economic resolve to deal with that issue. You mention there wasn't change in densities. There was based on these changes, essentially rezoning chunks of the county, particularly in the northeast section and a couple of sections around towns. I'm a big proponent of private property rights and I think we ought to be real careful about messing with people's private property rights. They bought those properties under certain assumptions and I think we ought to act with great caution when we change them. People talk about preserving our open space. Well, the fact is that it's not ours. It's Bill Stritzinger's and it's Harlan's and it's the farmers, so you want to preserve it. Economic development was touched on almost as a wish. If you want to maximize the amount of tax revenues that come in versus tax infrastructure that goes out, it's economic development, and so I don't think we've done an adequate job and that 40/95 corridor is perfect for it. And clustering will get looked at Harlan. And my final comment is a question: Does the build-out densities assume you're building out the maximum densities zoned? Because our history has been that we don't come anywhere close to that, so that really is a question.

John Bolinski

I wasn't going to say anything but you've got my feathers riled. Okay, I'm John Bolinski. I live on Irishtown Rd, and I'm just a small horse farmer, but I've been dealing with this problem for years and years and I'm struggling now because I'm getting too old to farm and I want to move and I can't move. The real estate people that sit down at my kitchen table laugh at me. I don't mind changing the densities to help save land. If it's for the good of the people, let's do it. But you did that, we lowered my value. We put in this imaginary line that goes through that area you're protecting, we call it the greenways. I'm on the greenways. And if you're on the greenways I have to be able to put up with the fact that the commissioners can take part of my land right through there 16 foot, and give me no compensation, for the good of the people. But what happens, the real estate man says there goes your property values again. Down. And I said, well, I can make up for it with all the land preservation programs. But they don't let us small farmers participate in any of those programs. Not a one. We get the bad stuff, but we don't get the good stuff. And now I find out that if I sell it, and somebody buys as residential, I may get stuck with 5% tax because I converted it from agricultural to residential. And now I find that the state says to me, I can't retire on my property. If I try to retire and get below 5 horses or 5 cows or 5 goats, they're going to multiply my taxes by 5. And if I'm over 50 acres like John Chaedle next door who's 81 years old and can't bale hay, they told him if he only bales half his property, they're going to multiply his taxes by 5. With all these pressures, how do you expect us to stay as farmland? And from my perspective I listened to the bulldozers all day today. You folks need to look at that, what you call on the peninsula, the protected area, and take a ride down Irishtown, McKinneytown Road, and

Shady Beach Road and down Oldfield Point Road, and look at the developments there. What are you going to protect? There's nothing much left to protect. So you're calling it a protection area but there's no protection. And all you're doing is making our life miserable. And I can give you 15 other examples where they've changed rules and regulations that have put pressures, especially on the small farmers, that tells us we're really not wanted here. Sorry to dump on you folks. I mean it from my heart about what you did with this Comprehensive Plan. I spent 8 years working in organizational effectiveness. Your product is an outstanding product. Not just because it says what we're going to do and the payoff, but it says principles we are going to live by. And I know I'm one guy that's going hold you to those principles.

Dr. Lane reminded the audience that comments will accepted until 12 August 2009 and urged those present to return any additional comments they may have so that the COC can peruse the information.

Adjournment: Dr. Lane adjourned the meeting at 7:57 p.m.

Respectfully submitted:

Eric S. Sennstrom, AICP
Director – Planning & Zoning



Public Comments on the Citizens' Oversight Committee Concept Plan

Cecil County 2010 Comprehensive Plan

Citizens' Oversight Committee Concept Plan, July 2009

Public Comments

The following packet contains comments received on the Concept Plan through August 13, 2009.

1. The first section contains a transcription of oral comments made at the Public Forum on July 29, 2009.
2. The second section contains the comments submitted in writing after the forum (these are in different formats – emails, handwritten, word processed documents, and background materials such as maps)

ERM and County Planning staff reviewed all the comments.

All the comments were sent to the COC.

ERM created a Potential Revisions document for use by the COC at its meeting on August 19, 2009. This document included those comments from 1) and 2) above based on which ERM recommends the COC consider changes from or additions to the Concept Plan. With the COC's support these changes would be incorporated into the COC Draft Comprehensive Plan.

Oral Comments from the Public Forum on the Citizens' Oversight Committee Concept Plan, July 29, 2009

The following is a transcription of the oral comments:

John S. Tosh, Jr.

I'd like to echo the sentiment of the people here by thanking the commission for your dedication and hard work. I've met with some members of the commission and expressed my desire that the zoning of my farm not be changed and I'm pleased that my wishes were honored. I guess it's very selfish on my part, but I felt that if the density of my farm was changed, it would reduce the value of my property without compensation and would diminish my ability to borrow against the farm if I chose to make improvements. And I have one through college, I have 2 more that have to go, so again, that was my main concern. And I wrote this down, so I got all my thoughts. I really hope that I can pass the farm on to my children. I don't see any of them making a full time living there but there is some interest there, but also the farm is my retirement, my 401K and could be my long-term health care. So again, I thank you for your consideration and your vote. 20 years isn't too far off, my parents are still alive, so hopefully I'll still be farming and be here in 20 years and go over this again, so thank you very much.

Denise Davis

Good evening, my name is Denise Davis, I am the director of the Cecil County Public Library system and I'd like to 2nd Mr. Tosh's comments. I'd like to thank the committee, I really appreciate the opportunity to talk with and to address the public services portion of the committee and to speak with the consultants. It's been a very open process and I appreciate that very much. I'm here to address a technical point, it's a small technical point and that is that the current version of the concept plan includes the draft appendix and it indicates in the appendix that it is still under development and I understand that. The draft includes a list of facilities, including schools, college, libraries that are projected, and in relation to library capital projects, there indicates some uncertainty as to the county funding of those projects, so the public library capital projects I just wanted to confirm are funded in Maryland by counties. Now there is substantial state support available through a grant process. It's a competitive grant process that we engage in with great enthusiasm, so we do anticipate some significant state dollars for future public libraries, but until the grants are awarded, we can't say what they are, so we request that the column that indicates the county share of future funding include the full share of those projects, the full funding for those projects and then once those grants are awarded we hope that we'll be able to make a dent in those funds as the projects are scheduled. So that's the total of my comments. Again, thank you all very much.

1

Bud Felty

Good evening, I'm Bud Felty with McCrone Inc. and as the others have said, I certainly want to thank you Dr. Lane and all of the committee for the hard work and effort that you've put into this. This is quite some task, and time involved with it and we really do appreciate that. I have a few comments or questions, and a little bit of opinions about several items in the plan. Some of it is a little bit on the detailed side. My first is page 3, under growth management policy. The attempt to limit building permits outside of the growth area to 10 – 20% of the total number of permits, I feel is awfully restrictive. My question with that is, who's going to keep score, who's going to be willing to say no building permit to a land owner who has a properly zoned piece of property and a site plan or an approved subdivision plat? Second item on page 14, item 7 under de-nitrification systems, which is recommended to be used for any construction within 1000 feet of a stream. My first thought is this is probably too detailed for a comprehensive plan. I think that kind of a figure needs to be in a zoning ordinance, not in a comprehensive plan. If it's going to be in there, I think we need to define the stream as whether it's perennial or intermittent. If it's defined as an intermittent stream, then especially in the northern part of the county, there would hardly be any areas that would not be affected by this requirement to use a de-nitrification system. 1000 feet is almost 2/10ths of a mile, if you think about that riding the roads in the north part of the county, intermittent streams are fairly frequent. The health department already says and allows that a standard septic system can be within 100 feet of a perennial stream and 25 feet of an intermittent stream or a swail so why is 1000 feet the right distance? I feel this is too restrictive; it's going to cause people to spend a lot of extra money unnecessarily, I feel like it's a private property rights issue. Page 15, environmentally sensitive areas, bullet point 2, (at this point, Diane Lane interjects that there is 20 seconds remaining)...okay, let's see, let me jump one then. Page 18, policy item 8, nontidal wetlands buffer. This restriction or recommendation for going from 25 to 75 feet outside the growth area is too restrictive and shouldn't be in the comprehensive plan. Thank you.

Norman Wehner

I'm Norm Wehner. My comments are very similar to Mr. Felty's. I appreciate the daunting effort the committee has before it, creating this plan, but some of these things are too specific and they're problematic. I would like to remind everybody that these things all have costs, like the de-nitrification systems that are going to be required are \$10,000-\$15000 and a lot of this is going to not just impact new construction. We have to remember that these rules trickle backwards. When people with existing homes have septic system problems, you pass these rules, what today may be perhaps an inexpensive repair of a perfectly decent septic system of \$1,000, if this rule's passed, because of the bureaucracy involved, they may not be able to do a practical workable repair for \$1,000 dollars, they may have no choice but to do the \$15,000 repair. That is not reasonable. As Mr. Felty said, this is too detailed for the Comprehensive

2

Plan. The comprehensive plan should be broad strokes, not micro-managing. And exactly the same thing with the wetland buffer. This could trickle back to lots of record. You might be making lots of record that people have been sitting on for years, unbuildable or unusable, all of a sudden, just by the same topic. I just want to caution and remind everybody working on this, I appreciate the tremendous effort, but you have to look at some of the brash tax and trickle down effect. It's happened before and we've had to deal with things that didn't make sense but once the rule book says something, you're stuck. So I just wanted to express that. Again, I appreciate all the hard work. Thank you very much.

George Kaplan

Thanks a lot for this opportunity. I too want to thank everybody that has served on the committee. I know quite a few of those folks, and I attended several of their meetings just as a concerned citizen sitting in the back. I have some idea probably not a complete idea, of how much work has been involved over the last year and a half, so it's a great effort. I've got 2 comments tonight and I'll expand on these in writing later. One is a suggestion, and the other is a complaint. My suggestion is; the new plan has a significant increase in the full build-out number compared to our current plan. I think what would be helpful for all of us is to have a map that shows the differences in the maximum zoning across the county. Obviously there has to have been some places within the growth corridor where zoning has increased to account for this increase in the build-out number. So it would be helpful to have a map that shows exactly where those places are. My second comment is sort of a complaint and that is that it looks really like there has not been a very complete economic analysis of the impact of the growth that this plan anticipates and how it's all going to work. The Table 5 on page 20 which is in the community facilities section is, we've got 1 billion dollars there and even if only half of it is paid for by the county, that comes to something like \$500 dollars per household per year over the next 20 years. So this stuff does make a difference and even this sheet is admittedly incomplete. But going beyond this particular table, there's been no assessment of the operational money that's needed to support this growth over the next 20 years. This is things like salaries for new teachers, for new policemen, for emergency personnel, vehicles, equipment, all of the county employees, all of the gasoline they use, all of the supplies, all the overhead. There has apparently not even been an attempt to account for that and I think without that, without a complete layout of all the costs, it's going to be very difficult for the people in the county or the county commissioners to evaluate what this plan actually means over the next 20 years. So I would urge you to do that over the next several months. Thank you very much.

Mary Scheeler

Good evening I'd like to thank you as the rest have for your input and so on and so forth. I just have 2 major concerns. One is maintaining the value of our agricultural land. I happen to be a

3

farmer's wife and a business owner in the southern end of the county and that's definitely dark green, and there's not much hope for us down there, based on what you've done. I really appreciate the opportunity to speak. Thank you.

Harlan Williams

Thank you very much. I know what it is to serve, many of us in this room served on the 1990 plan. That was 1990, not 1890. A couple of things, you mentioned ideology and we know there's various ideology on your board, and there's some things that I'd like to mention, and I'd like to put them in writing, because I can't get them all out here in 3 minutes. The last time we had the plan there was a great amount of consideration given to clustering. Clustering is not at all mentioned in this particular plan and it's one way to keep agricultural land open and still maintain development in the county. All professional speakers that came to Cecil County in the last few years spoke about concentrating and using clustering methods development. Again, it's not mentioned here. Rt. 40 is a great place to develop, but however, I point out what happened in New Castle county, Kirkwood highway, tremendous proliferation of ingress egress on Kirkwood highway, and we don't want another Kirkwood highway. So I didn't see any address in here about controlling ingress and egress. I heard you say something about not enough lights, but I don't know how you'll control ingress/egress without more lights on Route 40. No real mention or dissertation on property rights. There are a lot of people here that are farmers and own the land and I know the chairman of your agriculture committee was not a farmer and I don't know why he was appointed there because it takes a farmer to understand farmers, but that's beside the point. My main reason for being here tonight is to request a continuance of introduction of ideas beyond August 12th, perhaps to the 1st of September. I don't think the county commissioners are in an excessive hurry, but a lot of the land owners in this county would like to get together and present some ideas to you, and it's only fair to them because they are the ones that own the ground. And it's just ridiculous not to have more land owners and farmers involved in this whole process. I know there are some involved and they had to fight along the way with the ideology of some of the people who wanted to see no development in Cecil County. And there are people on the committee that are for that group. Again, one more thing, you refer to community facilities, it's a little confusing with the terminology in the last report. Community facilities referred to community facilities that were created for water/sewer in the communities. I would suggest that we might want to talk about county facilities as a general outline for the things we're talking about. But again, the main thing I want to request is to please consider an extension. It's the summer, people are on vacation, and some of us want more time to really study. Thank you.

Catherine Blansfield & Linda Brown

Hi. Thank you to everyone and thank you for your presentation so that we had some understanding of what's going on. We're property owners and we're just concerned and one of

4

the things that we came tonight to hear about, because we don't know how you're going to address it, but we know there's a lot of expansion and growth in this industrial park. And we know there are traffic ramifications. We own 56 acres zoned DR on the north side of Frenchtown beginning at the MD/DE line, that are joined to this industrial park. It's currently being engineered for sale, and it would provide a way for traffic relief directly to Frenchtown Road, which could then go directly to Rt. 213 in Maryland or Rt. 896 in Delaware. And we would just like to offer for consideration that it would be probably the most cost effective way to ease traffic congestion from all the development that you're doing right here. We'd like the opportunity to speak to someone about that in the future and I don't know if the best way to address that is through written comment. It would be very important for the county because traffic on Rt. 40 is terrible getting out of this industrial park. Thank you.

James Reynolds

Good evening, and I too would like to thank the board for all of your hard work. First, I'd like to reiterate on what the gentleman from McCrone said. I haven't read the whole document, but there's a few things that really strike me as strange. The 75 foot buffer, right now MDE requires 25 foot. The 1000 foot limit for the septic systems, add a cost, and I haven't seen anything pertaining to the existing property use. I happen to live in the Greenbank area and am very familiar with the wetlands and the critical bay area. I have a section that has 2 acres per lot and they're low use area. In my development, we have several property owners that have small lots, 1/8th of an acre. I happen to own one beside where I live that's 1/3 of an acre. Does that mean that I can't build on it, or my son, because you're requiring me to have 2 acres? Are we being grandfathered, all the property owners, with the existing zoning? When you have waterfront, and water view property that you can't build on, that you pay exuberant taxes right now on, what's that worth? So I would like to see something in writing grandfathering the properties that are existing in the critical bay areas. If you look at the tax map, along the Northeast River, the lots are all small. That's all I'm asking. Thank you.

Robert Gorman

Thank you for the opportunity to speak. I don't have detailed comments like a lot of the other members here, but mostly what I'd like to comment on is the projected number that you've worked all of your growth figures out with. There are a lot of people that are trying to basically turn Cecil County into a suburb, and when it comes to suburbs, that is something I know about. I grew up in the first suburb in America, outside of New York City. And today Cecil County stands where that suburb did in 1960. Land is starting to become too valuable for agriculture and I don't mean that as a slight, but too many people are trying to build and so pressure is on gentlemen like this that really do love the land, but they've got to be practical. He's got to put his kids through school, and what happened there, there was basically mass building, basically

5

the farmers were pushed out because the land was too valuable and today it's complete suburbs and what happened there, there was no balance. There wasn't a balance of agriculture and industry and houses. Housing took over the major portion of the land. Just some hard numbers for you; the average median house value there is now \$582,000. Here in Cecil County, that's \$244,000. What that means to the average person in the audience is that you now are going to pay approximately \$3000 a month for your house instead of \$1600/month. Just to show you how your income can change. In that area where supposedly there's going to be a cost of living adjustment, the median household income is \$77,000. Here in Cecil County it's \$63,000. So the difference in your costs is not offset by those cost of living adjustments. You end up just paying more for your housing and that comes out of your quality of life. Lastly, I'd just like to comment on the county's ability to deal with population growth. According to census figures, our approximate population as of April 2000 was 86,000 residents. As of July 2008, it was approximately 100,000. That's a growth rate of 16.3%. Now, in the time that I've been here, approximately that same time period, downtown Elkton has died. We have homeless people sleeping in every nook-and-crannie downtown. We have prostitutes applying their trade in daylight, alongside the police station...(Time)

Diana Broomell

As a member of the Comprehensive Plan Oversight Committee, I am very concerned with the plan we've recently adopted on the direction of growth for Cecil County over the next 20 years. Currently our population is about 100,000 residents. The question posed to our committee was: "Do we accept the 50,000 new residents that Maryland Department of Planning has projected for our county over the next 20 years, making Cecil the fastest growing County in the State, or do we take decisive steps to effectively control growth at a more sustainable rate?" We asked, "What is a sustainable rate?" Staff and consultant promised us information on the impact of this growth on costs for services, schools, roads and infrastructure projects but have yet to deliver any credible accounting. I wanted to point out that while there are a variety of methods recommended to finance the growth, historically only taxes have been raised so we, the taxpayers, may be paying once again for the growth. There have been ongoing objections from committee members who were led to believe these numbers were only used, the 50,000, to determine the impact and if we didn't like the results we could scale back the population, which many of us wanted to do from the beginning. Instead, we didn't go back and scale down the numbers and the land use numbers were adopted by a very narrow margin with little discussion. Out of 38 members, the vote was 10 to 11. Clive Graham, ERM Consultant said, "I want you to understand what these numbers mean. It will essentially turn Cecil County into Harford County overnight." Why do we want to take a different direction for growth than the 1990 Plan? Why does Cecil County's biggest draw have to be residential growth? ERM said that an increase in population will increase the amount of jobs available in the county. Isn't that why we are a bedroom community today? The reality is, we don't have to embrace this dramatic growth increase that serves no benefit other than to dramatically increase our taxes, school

6

overcrowding and road congestion. This is not a done deal until the County Commissioners vote on the final plan and I encourage the public to share their concerns. Thank you.

Open Forum for Questions

Asma Manijwalla

On page 24, you cite considering APFO's and development rights and responsibilities agreement. I just have a question regarding why these two are differentiated. I understand that APFO's are specifically addressing school needs but traditionally APFO's address all community facilities needs.

Bill Stritzinger

I have a couple of comments; prior speakers were talking about how specific this draft plan is in some items. The thousand foot restriction with septic tanks, the 25 foot to 75 foot buffer, as a developer that's very problematic in terms of the amount of land, especially if you're a large land owner, there's a lot of land owners here and when you put that buffer in play, I don't like that one. The economic impact, we talked about that. The other thing I'd ask, the color map that was provided, there was not a map that related to what it is now. Is there a way that you could put over top on one map that shows what it currently is and what it's moving to? You know, you have to pull out the old map and there's not really a good way to relate. I know where mine is, and I know what my change was, but I think other people may not relate. Finally, one of the things that I've been reading a lot about, the housing boom and bust, I've heard a lot of talk about how prices have gone up, well if you empirically go back and look at that, places where prices have skyrocketed and this talk about affordable housing. But generally that price change is really a direct relationship to the amount of restrictions that are applied with the zoning. Places like Houston, you can still buy a nice house for \$200,000. They don't have zoning. You go to California, you artificially restrict the land, the price goes up. The house doesn't cost any more to build, but the price is \$800,000. It's something to think about, there's a great book called "The Housing Boom and Bust" which I think any property owner should read because it really goes into detail on some specific things, and as a developer when I look through this, it's layering and layering and layering, and when you talk about affordable housing and the things that we have to go through as developers. You know, the storm water ordinances are already changing through the state, the forest regulations, the costs, it's hard to provide an affordable house when the process takes you 6 years and costs you \$10 million bucks to put in the property. Not costing the land costs. So I just wanted to get that out. Thank you.

Harlan Williams

Could the consultants explain to us the difference between the priority areas, they say 80% of

7

the remaining undeveloped areas of land are designated priority preservation area. And I just don't know what you mean to control. No development in those areas? You want to shut the farmers down from any value? What's your explanation of that?

Dwight Thomey

I looked at your map there and for example, on the Elk Neck peninsula, much of the area that you have as priority preservation area is probably state park land I'm assuming. Or at least there is some fairly sizeable state park land on the peninsula. We also have, up in the northern end of the county, some fairly large camps, like Boy Scout camps, that sort of thing. Are those included, when you talk about this, and you talk to the state and what you're preserving? Is it included that we have these park lands and campgrounds etc. that are not being developed. Is that included as part of what we're protecting? I think that might help people understand how you have some of these areas identified.

Domand Inglisa

We had a problem with what they call nutrient cap in the bay from the sewer plant. There is a limitation. How will you overcome it if the state says you only can discharge so many million gallons, or whatever, nutrients out there? And then the front end, with the water, if you can't get the water appropriation from the state, you don't have sufficient volume of water, how are you going to be able to sustain your growth with water and wastewater? One, to get water, you've got to get appropriations from the state. They'll tell you how many gallons you can take out of the ground. If they don't give you enough water, all this is for naught. The same thing on the wastewater end, you have to maintain your nutrient cap in terms of, now there's new technology to purify the water. Eventually you're going to have wastewater going to your drinking water, because that's ultimately what we're going to do because we're going to run out of drinking water. They may say they have the water, but if the state doesn't allow you to take it, then your hands are tied. Some of the existing sewer plants are in violation of county discharge regulations. They have to upgrade their sewer plants, such as Rising Sun.

Hank Pash

I'm Hank Pash, and a lot has been said tonight about the future of agriculture in Cecil County, and the importance of agriculture for Cecil County. My question is, has anyone really taken an in-depth look with the steadily declining profitability in agriculture, what will the agriculture industry realistically be in the future? That's a key question. Thank you.

Chris Diebold

One quick question, how well did the state, in reference to the 1990 Comprehensive Plan, how

well did the state do at projecting the population growth then? I would like to make a couple of comments while I'm here. A concern that I've come upon this evening is we get pounded on this growth area and the definitions of such. I don't understand why there's one inch of land in the growth area that's low density. It makes no sense to me, when we have too much green in my estimation. And to speak about the conservation end of the land, the farmer is farming because he wants to farm and that's how he chooses to make a living. The people that want to conserve the farm, if you will, that want to fight the development are the neighbors of the farm who move next to the farm for the view, and that rural lifestyle, which I also enjoy. The farmer, many who represented themselves at the microphone tonight, are against lowering densities, which is how we in this county have used as a tool to conserve the land. We've lowered the densities. We've lowered property values is what we've done. And the two farmers that stepped to the microphone, well, Mr. Pasii would be the third are, generally speaking, the farmers who are against lowering those densities. Again, as everyone else, thank you for your time.

Gaylord Moody

My name's Gaylord Moody and I read at one point where in one paper, I read open space was divided into recreational, agricultural and natural resources. In the presentation tonight, it seems to emphasize open space preservation as all agricultural and I was just wondering what that discrepancy is. Is this plan replacing the previous comprehensive plan? That 2005 was an update of the 1990 comprehensive plan? Is this the replacement of that plan? In which case, it seems to be that you're eliminating recreational open space.

Natalie Ricci

I'm Natalie Scheeler Ricci and actually it's not a question, it's a follow up comment. Regarding the priority preservation areas, it seems to me like it's a little bit of chasing your tail. We don't know what the state's definitive rules and regulations regarding the program are going to be. Yet we are allocating specific areas of the county. My concern is, if the state defines their rules in such a way that we don't agree with or enjoy or like, and then we've already designated these areas, you've once again cut the legs off the farmer because you've already placed them in a situation where once again they don't have any choices. And I think the main concern agriculturally, and it has been stated here tonight, if a farmer wants to farm, it's his choice. But a farmer's land is basically his 401k, his land, his retirement and his long-term health care and if you continually box farmers in the corner, you're not preserving farmland, you're killing agriculture. I mean, preserving the land at the expense of the people that are earning income off of it doesn't make any sense to me. So if we're going to designate particular areas, let's make sure we have a back door to get out if we don't like the state's program. It seems like we're putting the cart before the horse. Sometimes the devil is in the details and you're publishing a document that has a map that specifically designates areas, and, as Mr. Stritzinger

can attest to, oftentimes it's hard to go backwards. So I think that's really something you need to look at. If we don't know what we're buying into, let's wait for the purchase.

Bill Mortimer

My name is Bill Mortimer, I'm the current Chairman of the Planning Commission, so I imagine I'll have a few things to say in the coming months about all this, but while the group is here, I just couldn't withhold a couple comments. One is that some of these charts imply that we have adequate water. That may be true in raw amounts, but it's in the wrong places. The problem with the current plan has been we don't have infrastructure where we're designing the growth. The Rt. 40/95 corridor is not adequate today. And we haven't in 30 years had the political or economic resolve to deal with that issue. You mention there wasn't change in densities. There was based on these changes, essentially rezoning chunks of the county, particularly in the northeast section and a couple of sections around towns. I'm a big proponent of private property rights and I think we ought to be real careful about messing with people's private property rights. They bought those properties under certain assumptions and I think we ought to act with great caution when we change them. People talk about preserving our open space. Well, the fact is that it's not ours. It's Bill Stritzinger's and it's Harlan's and it's the farmers, so you want to preserve it. Economic development was touched on almost as a wish. If you want to maximize the amount of tax revenues that come in versus tax infrastructure that goes out, it's economic development, and so I don't think we've done an adequate job and that 40/95 corridor is perfect for it. And clustering will get looked at Harlan. And my final comment is a question: Does the build-out densities assume you're building out the maximum densities zoned? Because our history has been that we don't come anywhere close to that, so that really is a question.

John Bolinski

I wasn't going to say anything but you've got my feathers riled. Okay, I'm John Bolinski. I live on Irishtown Rd, and I'm just a small horse farmer, but I've been dealing with this problem for years and years and I'm struggling now because I'm getting too old to farm and I want to move and I can't move. The real estate people that sit down at my kitchen table laugh at me. I don't mind changing the densities to help save land. If it's for the good of the people, let's do it. But you did that, we lowered my value. We put in this imaginary line that goes through that area you're protecting, we call it the greenways. I'm on the greenways. And if you're on the greenways I have to be able to put up with the fact that the commissioners can take part of my land right through there 16 foot, and give me no compensation, for the good of the people. But what happens, the real estate man says there goes your property values again. Down. And I said, well, I can make up for it with all the land preservation programs. But they don't let us small farmers participate in any of those programs. Not a one. We get the bad stuff, but we don't get the good stuff. And now I find out that if I sell it, and somebody buys as residential, I may get

10

stuck with 5% tax because I converted it from agricultural to residential. And now I find that the state says to me, I can't retire on my property. If I try to retire and get below 5 horses or 5 cows or 5 goats, they're going to multiply my taxes by 5. And if I'm over 50 acres like John Chaedle next door who's 81 years old and can't bale hay, they told him if he only bales half his property, they're going to multiply his taxes by 5. With all these pressures, how do you expect us to stay as farmland? And from my perspective I listened to the bulldozers all day today. You folks need to look at that, what you call on the peninsula, the protected area, and take a ride down Irishtown, McKinneytown Road, and Shady Beach Road and down Oldfield Point Road, and look at the developments there. What are you going to protect? There's nothing much left to protect. So you're calling it a protection area but there's no protection. And all you're doing is making our life miserable. And I can give you 15 other examples where they've changed rules and regulations that have put pressures, especially on the small farmers, that tells us we're really not wanted here. Sorry to dump on you folks. I mean it from my heart about what you did with this Comprehensive Plan. I spent 8 years working in organizational effectiveness. Your product is an outstanding product. Not just because it says what we're going to do and the payoff, but it says principles we are going to live by. And I know I'm one guy that's going hold you to those principles.

FYI

----- Forwarded by Eric Sennstrom/Cecil County Gov on 08/10/2009 08:14 AM -----

From: bolinsj <bolinsj@dol.net>
To: ESennstrom@ccgov.org, carl walbeck <cdwal@ixiusa.com>
Date: 08/10/2009 08:13 AM
Subject: Comments for the COC Draft Concept Plan

The following reflects my comments on the Citizens Oversight Committee Draft Concept Plan.

John Bolinski
986 Irishtown Rd
North East, MD 21901-4404
bolinsj@dol.net

A. Protecting Personal Property Rights

1. If we are interested in these rights than we should seriously consider corecting the Greenways Law which gives the commisioners the right to take our land with no compensation in return.

2. Small farmers should be included in the land preservation programs and not left out of the loop, or at least explain in the plan why they are being left out.

3. The "Right -to-Farm" law offers some good protection to farmers against harrassing charges for noise, dust or smells, but towns such as North East do not have such a law, so when their land borders on county farm land, their residents do not have to comply with this law. Can this be corrected?

4. Fireman have been given the unilateral right to to search our property with loud, high speed 4 wheel vehicles which spook horses. We have had an experience with this, and not only did they spook the horses, which could cause a horse to run through a 4 strand barb wire fence, the fireman also left my property and crushed down my neighbors crops. What can be done to correct this type of dangerous situation?

5. Fireman have also been given the right to drain a farmers pond to fight a fire, even though the pond may be stocked with fish that are to go to market. Can we regain our rights?

6. Unknown to us small farmers, a new law has been put into place that requires a farmers over 50 acres to farm all their land (not half), and farmers less than 50 acres to have 5 head of livestock or 5 acres of crops or loose their farm tax rate, and have their taxes multiplied by 5. This means that farmers can not retire, even if they are in bad health, and they must either find someone to farm their land or sell the farm. What can be done to get our rights as Americans back to us?

7. I understand another law has been passed that requires the payment of 5% of the value of our land if we do not farm the land and use it for just our residence. This is just another item that takes away

from the value of our farms, as well as our personal freedoms. How can this be corrected?

8. In the everyday operation of our farms we are facing other loss of rights. We can not sell extra firewood without having to get a license. We can not burn scrap from cleaning up a hedge row without a burn permit. We can not build a pole shed for our horses without a building permit. I can not cross the Susquahanna River Bridge with my horse trailer without paying \$23 for a toll, while visitors without a truck permit must pay \$28.

As you can tell there is a lot of frustration over all these changes which has affected small farmers such as myself. This is especially frustrating for me, since I am retired Army and I see a lot of freedoms being taken away from Americans, rather than to continue to fight for the freedoms we should keep in our Democracy.

B. New 301 Toll

1. What effect will the new 301 Toll have on our Comprehensive Plan?

C. Rezoning

1. After the last major revision to the Comprehensive Plan there was a major rezoning and the masses were not notified. Will we have another rezoning and how will residents find out if their land and the land around them has been rezoned?

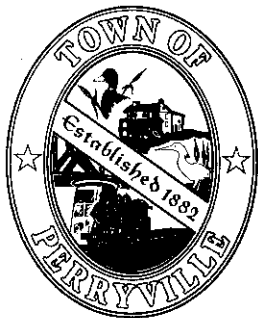
D. Increased Height Limits

1. If we elect to start building higher buildings, we need to consider several points. First, will this align itself with our vision of "Rural Character and Natural Beauty"? Second, large buildings, like high power lines, have a true negative effect on line-of-site HF, VHF and UHF communications systems such as those used by our Fire, Police and Medical Emergency Systems.

Feel free to share my comments with your committee. I am sure you may feel the above comments are those of a crazy nut, but I assure you I am just a proud American.

The Information contained in this communication may be confidential, is intended only for the use of the recipient named above and may be legally privileged.

If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and delete the original message and any copy of it from your computer system. Thank you.



Town Commissioners of Perryville

515 Broad Street, P.O. Box 773
Perryville, Maryland 21903-0773
(410) 642-6066
(410) 642-6391 (Fax)
Email: townhall@perryvillemd.org

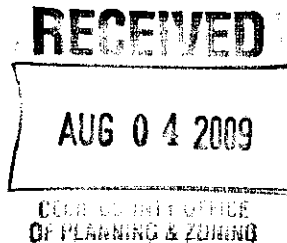
Mayor
James L. Eberhardt

Commissioners
Barbara A. Brown
Alan Fox
Michelle Linkey
Gary W. Tennis

August 3, 2009

Town Administrator
Denise Breder

Eric S. Sennstrom
Director of Planning & Zoning
200 Chesapeake Blvd., Suite 2300
Elkton, MD 21921



Dear Eric:

I am enclosing a comment to the Citizens Oversight Committee Draft Concept Plan - July 2009. I discussed my concern with Clive Graham and Diane the night of the public forum and it was decided that I should mail this in to you rather than present it publicly since it basically only affected the town.

Ms. Lane suggested that I send my comment in prior to the deadline because it was my understanding that the map could be changed prior to going before the entire committee. Therefore, I am enclosing my comment and documentation now.

It is possible that the town will have further comments which will be sent in later. Thank you for your kind attention.

Sincerely,

BARBARA A. BROWN
Commissioner Parks & Recreation

Enclosures

**Cecil County 2010 Comprehensive Plan
Citizens Oversight Committee Draft Concept Plan - July 2009
Comment Form**

I am submitting my comment concerning Map 1: Future Land Use on page 4 of the Citizen's Oversight Committee Concept Plan that was presented to the public on July 29, 2009.

I believe that the map that shows the Perryville Community Park at the tip of the VA property to be Rural Conservation (light green). It also appears to not be contiguous with other town property (grey). I suggest that the park be changed to grey indicating that it belongs to the town and that the map show a grey strip along the Mill Creek side of the park also. The town owns a contiguous strip of land that contains the road (Marion Tapp Parkway) entrance into the park as well as wooded areas on both sides of this road. I would also like to point out that there is another light green strip that borders IKEA and Mill Creek. This should also be changed to grey as it is in the corporate limits of the Town. Another point to be made is that both of these pieces of land were conveyed to the town by the original owners. The Veterans Administration conveyed the first parcel and IKEA conveyed the second parcel. Both pieces have restrictions that allow the parcels to be used as park land and that no development take place.

I am enclosing a map that will be in our Comprehensive Plan and which depicts the Town of Perryville Growth Area as well as the Corporate Limits. I will high lite the particular areas in question.

If you have any questions, please do not hesitate to let me or Denise Breder, Town Administrator, know. Thank you for your kind attention.

Information:

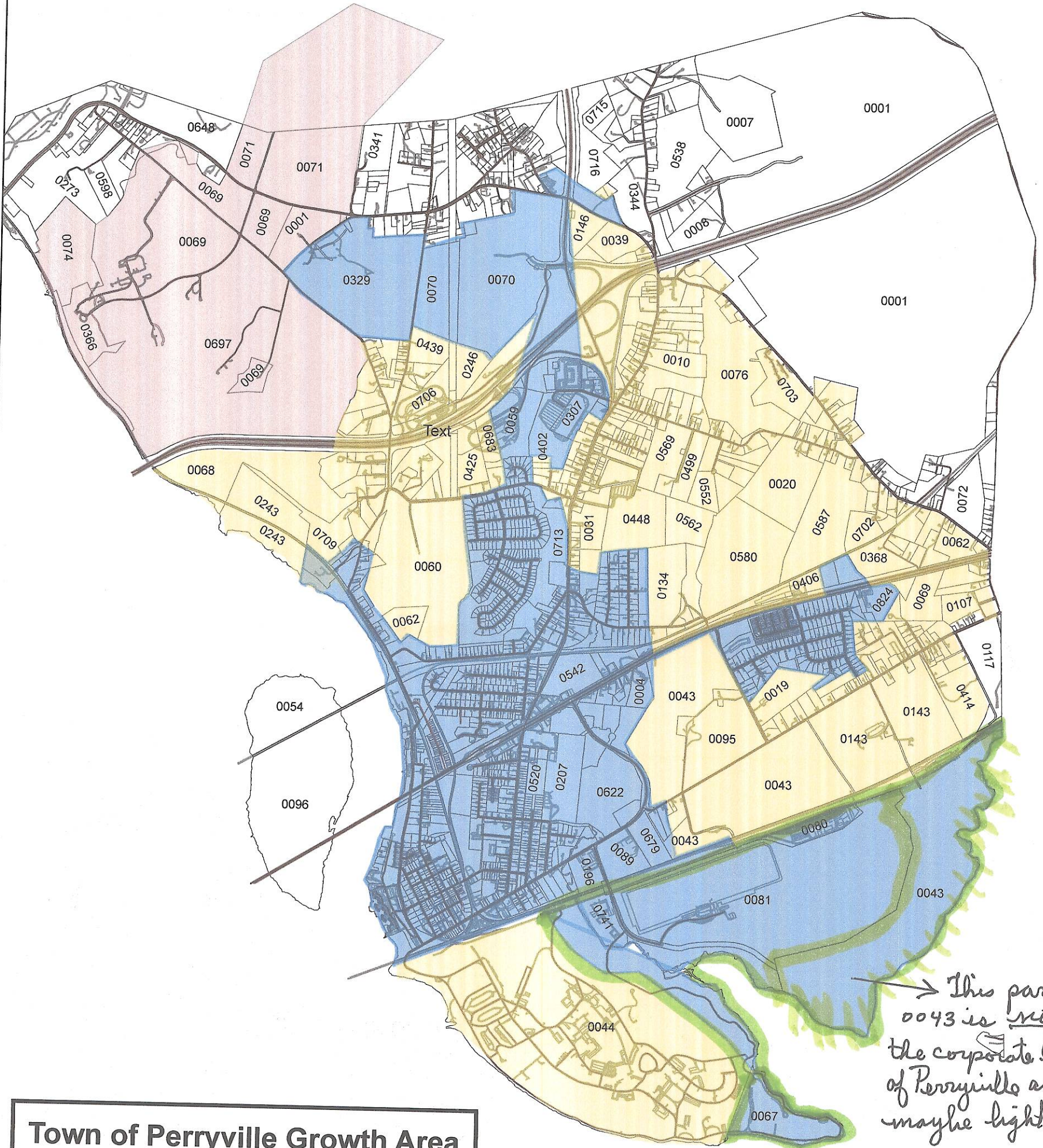
Name: Barbara A. Brown, Commissioner Parks & Recreation

Address: Town of Perryville, P. O. Box 773

City, State: Perryville, MD 21903

E-Mail address: bab1445@verizon.net

TOWN OF PERRYVILLE



Town of Perryville Growth Area

- Growth_Areaboundary_perryville
- DetailedTransportation_PerryvilleClip
- Centerlines_PerryvilleClip
- Corporate limits
- Future Growth Area
- Parcels_PerryvilleClip

→ This parcel 0043 is not in the corporate limits of Perryville and maybe light green.



**Cecil County 2010 Comprehensive Plan
Citizens Oversight Committee Draft Concept Plan – July 2009
Comment Form**

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. **Please return this form (via mail, e-mail or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered.** Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

We would like the opportunity to speak with someone further about 56 acres we own zoned DR on the North side of Frenchtown Road beginning at the Md./De. line & adjoining the Berkley industrial park on Route 40, that would provide traffic relief directly to Frenchtown and ~~takeing~~ then to Rt. 213 in Md. or Rt. 896 in De. This property is currently being engineered for sale and we offer that it would probably be the most cost effective way ^(for the County) to ease traffic congestion onto Rt. 40 from this industrial park which continues to expand. We would appreciate it if someone would contact us on this issue. Thank you for your kind consideration

Information: *Linda Brown +*
Name: *Catherine Blansfield*
Address: *299 Black Snake Rd.*
City, State: *Elkton, Md. 21921*
E-mail address: *brown21921@yahoo*
cell 443-553-0228 .com

Drop off the form at the meeting or send to:

Eric S. Sennstrom
 Director of Planning & Zoning
 200 Chesapeake Blvd., Suite 2300
 Elkton, MD 21921
 Office: 410.996.5220
 Fax: 410.996.5305
 E-mail: ESennstrom@ccgov.org

** We are also interested in annexing this property to the town of Elkton.*

Thank you for your participation!



Town of Port Deposit
64 South Main Street
Port Deposit, Maryland 21904
townhall@portdeposit.org

410-378-2121

Fax 410-378-9104

Police 410-378-2129
Non emergency

August 5, 2009

Eric Sennstrom
Director of Planning & Zoning
Cecil County
200 Chesapeake Blvd
Elkton, Maryland 21921

RECEIVED

AUG 07 2009

**CECIL COUNTY OFFICE
OF PLANNING & ZONING**

Re: Comments Port Deposit

Dear Eric,

We have reviewed the Cecil County 2010 Comprehensive Plan: Citizens Oversight Committee Concept Plan, July 2009. In our review it was noted that the area surrounding Port Deposit to the North and East has been listed for low growth. The majority of the designated low growth area is mapped as Future Service Areas for both Sewer and Water in the Cecil County Sewer Service Areas map and the Cecil County Water Services map.

We would ask that you review the low growth designation in areas to the north and east of the Town of Port Deposit. Areas that are designated for future utility service should be listed for higher density growth. MDP and Smart Growth have guided counties and municipalities to concentrate growth in areas that provide public water and sewer. We feel that the areas surrounding the Town of Port Deposit should reflect the availability of utilities and the growth area of the town. Please contact us with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Burden".

Henry Burden
Planner
Town of Port Deposit

Our objections to the new plan are two fold. The first concerns the Parcel of land that is bordered by Marley Rd. and Nottingham Rd. In the map it is zoned as a high growth area. This does not coordinate with the zoning of the surrounding areas on Nottingham Rd. We believe it should be rezoned as a low growth area, like the area to the west of it.

The second concern is the proposed extension of Marley road into a Northern loop route around Elkton. With the proposed reconstruction of the Nottingham Road bridge to be able to handle 83,000 lbs., trucks that now use Route 40 will be able to go on Nottingham Road. The speed limit on Nottingham Road is 35 miles per hour. However, most drivers go 50+ m.p.h. At present, drivers of automobiles must slow down at the bridge. Truck drivers do not have to slow down since they can see over the bridge to see if there is oncoming traffic. With the bridge reconstruction and the opening of Marley Road as a short cut into Delaware, more trucks will travel on Nottingham Rd. at greater speeds. This road cannot handle the weight of the trucks without suffering damage, or the speed at which trucks can and will travel. It will become a very dangerous road to pedestrian and automobile travelers.

The roads that are in place such as Marley Rd., Deaver Rd. and Leeds Rd., can handle any traffic overflows, as they do at present. By creating another road for traffic to flow, the existing roads will become dangerous and congested since they are not able to handle the additional traffic.

FYI

----- Forwarded by Eric Sennstrom/Cecil County Gov on 08/10/2009 01:30 PM -----

From: Jill Burke <jeburke58@yahoo.com>
To: ESennstrom@ccgov.org
Date: 08/10/2009 01:24 PM
Subject: Public Comment Period on Comp. Plan

Dear Mr. Sennstrom,

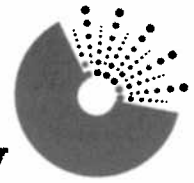
I am very concerned that the public comment period on the new 2010 Comprehensive Plan was shortened to a two week period from a four week period in the original time line. I do not know who decides to extend it but can you bring this to the attention of the committee and ask that it be extended?

Also the form on the web was taken off this morning. If comments must be made with this form, and it is gone, a citizen has no way to make a comment. Or thinks they have no way to make a comment. Can this please be put back on the web site?

Thank you.
Jill E. Burke
268 Nottingham Rd.
Elkton

The Information contained in this communication may be confidential, is intended only for the use of the recipient named above and may be legally privileged.

If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and delete the original message and any copy of it from your computer system. Thank you.



July 29, 2009

Citizen's Oversight Committee for the Cecil County 2010 Comprehensive Plan
Cecil County Department of Planning
County Administration Building
200 Chesapeake Blvd.
Elkton, MD 21921

Dear Committee Members:

Thank you for your work on the 2010 Comprehensive Plan. This letter addresses the county portion of capital funding for public libraries as it appears in the draft version of the appendix, and is offered to resolve some uncertainty apparent in the draft.

The current version of the concept plan includes the "Appendix Community Facilities Needs and Funding 2030 Work in Progress—DRAFT 7-17-09". The draft appendix lists community facilities needs for the institutions throughout the county. The appendix includes columns on "total projected project cost", "future funding needs", and "county share of future funding need". The numbers associated with public library construction indicate uncertainty as to the amount of county funding necessary for the public library projects.

Public library capital projects in Maryland are funded with county dollars. The state of Maryland has, however, recently created a grant program that offers matching grants for county public library capital projects. The grant program is competitive and funding is based on the need and value of the library project that is proposed. Although we can reasonably anticipate future grants that will significantly offset the county cost for future Cecil County Public Library projects, until state grants are awarded, **the column "county share of future funding" should reflect the full projected cost of public library capital projects.**

Library staff and I are available to meet with you or your consultants to provide additional information or clarification if necessary.

Sincerely,

Denise Davis
Director

Cecil County 2010 Comprehensive Plan Citizens Oversight Committee Draft Concept Plan – July 2009 Comment Form

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. **Please return this form (via mail, e-mail or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered.** Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Economics solely low! in ALL of your expected costs!
Please write your comments below (you may continue on the back or on additional pages):

why NO consideration of CODE type Govt?

* *NO NO more developments with HARVEST - whether planned, partially approved, promised etc.*

* *Repeal the law the retiring group of Commissioners passed repealing the law of "NO Development of Lands on Water" We need to refuse development of houses on water.*

Why not use statistics after 2005? You say only 1,000 houses built to 2005 but what about 17,000 approved among others after that?

We cannot afford ANY more services for housing (water, health, parks etc. Most of all, Education)
Since they do NOT even pay 1/4 of the costs, so current citizens are expected to up our taxes! Drop off the form at the meeting or send to:

Name: Janet Dreher
Address: 86 Bohemia Ln
City, State: Garrettsville, MD
E-mail address: jedreher@gmail.com

Eric S. Sennstrom
Director of Planning & Zoning
200 Chesapeake Blvd., Suite 2300
Elkton, MD 21921
Office: 410.996.5220
Fax: 410.996.5305
E-mail: ESennstrom@ccgov.org

Thank you for your participation!

(How about using some colors on maps, so we can really compare? ADD larger lettering for color codes.)

Please NO exceptions for current tiny property owners
(for allowing them to build more on a tiny plot.)

Enough is enough. Hackus Pt. has dreadful septic
problems already (and they are still building, usually
without permits of course, but don't ~~to~~ give them
rights & promises for further eroding & health
problems.)

Phoney or developers who say too much green -
we NEED more green, all green, and keeping farms
if we want to eat in the future,

Cecil County 2010 Comprehensive Plan Citizens Oversight Committee Draft Concept Plan – July 2009 Comment Form

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. **Please return this form (via mail, e-mail or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered.** Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

Areas of Strength-

- The Concept Plan Document-- was extremely helpful and we applaud the Citizens' Oversight Committee, and the County for distributing this document.
- Land Use, Major Policy and Action #3, *Consider a growth management policy that development in rural areas does not exceed a desirable share of overall county development* – Taking active measures to ensure that development is directed into growth areas is a progressive step forward in protecting and sustaining the agricultural base within Cecil County. We feel that placing a cap in areas outside the growth areas is a proactive measure to monitor and direct growth. The Eastern Shore Land Conservancy applauds Cecil County for taking this strong leadership towards reaching Eastern Shore 2010 Goal 3, which states: *By 2010, manage county growth, including working with municipalities, to 1) annually guide at least 80% of growth into designated growth areas, 2) establish a maximum annual residential growth rate, and 3) include a workforce housing element in the county comprehensive plan pursuant to House Bill 1160, which established a state workforce housing grant program.*
- Land Use, Major Policy and Action #4, *Review the Transfer of Development Rights (TDR) program* – ESLC fully supports the TDR program review and implementation. We offer our assistance in furtherance of this policy measure to promote protection of lands outside the designated growth areas. Cecil County's dedication to preserving lands shows continued leadership on Eastern Shore 2010 Goal 1. As mentioned in the July 28, 2009 letter from MDP, "the County's preservation program does have many praiseworthy accomplishments" including increasing funding for land preservation and preserving 458 acres for the PDR program.
- Economic Development, Major Policy and Action #5, *Support the viability of farming, forestry, and related business activities*—ESLC supports the County's efforts to promote agriculture related businesses and zoning that would allow for these types of activities to encourage more local value-added ventures. We are pleased that Cecil County continues to be a leader in promoting Eastern Shore 2010 Goal 2 *Implement the county economic development plan for the Eastern Shore's traditional industries of farming, forestry and fishing.*
- Transportation, Major Policies and Actions Numbers: #1 (*Encouraging development of Mixed-use development opportunities*), #6 (*Support of extension of the MARC and SEPTA services*), #7 (*Support local transit options*), #8 (*Development of a trails network*), #9 (*Consideration of development of a Historic Scenic roads program*) – ESLC fully supports the development of measures that encourage pedestrian/bicycle orientated transit opportunities. Extension of the commuter rail and local transit options services could alleviate stresses on the existing transportation infrastructure and may by-pass the need for extensive road improvements. We continue to applaud Cecil County's leadership in regional transportation policies congruent with Eastern Shore 2010 Goal 4.

Comments on the Plan-

- Procedure-
 - We have concerns on the process for integrating and incorporating comments into the plan obtained during this public comment period. We encourage a full review and consideration of all comments gathered from the public, and thoughtful integration into the Draft Comprehensive Plan. The informational meeting held on July 29, 2009 was most helpful in understanding the concepts and ideas that went into building the 2010 Comprehensive Plan. A similar meeting to discuss public comments and integration of the comments would be most helpful in this planning process.
- Data-
 - We continue to have concerns on the population projections utilized in this plan. The projections show a great amount of growth slated for Cecil County without current infrastructure capacity and community will. Many County residents expressed concern on the projection numbers on the July 29, 2009 meeting.
 - What is the source of the population projections?
 - Current infrastructure cannot support the existing population, i.e. sewer, water, etc. and we are concerned that the current infrastructure would not be able to handle such a significant increase in the County's population. We encourage exploration of finding a balance between sustainable improvements to public facilities and future growth.
- Land Use
 - The overall growth area has expanded from the last Comprehensive Plan. We would like to understand if the current growth areas could accommodate additional growth through denser developments. Additionally, it would be most helpful to have a comparison of the current land use map and the future land use map in the draft plan.
 - We have questions about the inclusion of lands south the Town of Elkton. We ask that this component of the plan be confirmed with Elkton and if there is no interest in annexation that the areas south of French Town Road be reconsidered in this plan.
 - We applaud the County for their continued dedication to adopting and implementing a Transfer of Development Rights (TDR) program. We encourage the County to explore additional tools to implement this program including use of TDRs for commercial and industrial developments, TDR banking, and incentivizing the sale and transfer of TDRs.
 - We are concerned with the amount of overall growth slated for the entire County, but in particular, development impacts to the northern agricultural region. Growth in this area could be extremely detrimental to the agricultural industry. There should be additional consideration given to downzoning from 1:10 to 1:20 in this area especially in light of MALPF's and MDP's concerns as outlined in their joint letter to Eric Shertz dated July 28, 2009 (attached hereto).
- Transportation
 - Throughout the Transportation section there laudable focus on public and pedestrian transit options and connectedness. However, there appears to be an equal focus on traditional roadway expansion and improvements. We are unclear on the priorities for the county transportation investments. On this particular point, we encourage Cecil County to remain a leader in transportation planning and implementation, and prioritize innovative and sustainable investments in public and pedestrian transportation options. Prioritization for all transportation projects should be listed in the comprehensive plan, including automobile, bicycle, and pedestrian transportation options.
 - The plan also lays out a plan for the development of a by-pass around the town of Elkton. Long-term impacts of the by-pass on downtown Elkton should been evaluated. We encourage a comprehensive study outlining the costs and benefits of such a by-pass.
- Environmentally Sensitive Areas:
 - We remain unclear on why the Rural Legacy Areas left out of the Priority Preservation Area designation areas. We feel that the entirety of the Sassafras and Fair Hill Rural Legacy Areas

should be included in this PPA designation. While large blocks of both areas are already protected, there are several farms that are not protected and these farms should be targets/priorities for preservation.

- Housing
 - The current (1990) Cecil County Comprehensive Plan recommends exploring an Adequate Facilities Ordinance. We encourage the new comprehensive plan to prioritize an APFO ordinance that would ensure that adequate public facilities are available to serve the current and future community needs.
 - We applaud efforts of the COC to illustrate possible growth management tools, including the APFO, Developer Agreements, Impact Fees, Excise Taxes, and Special Taxing Districts. We encourage a prioritization on the implementation of this suite of growth management tools to direct growth into the growth corridors and areas appropriate for future growth.

Information:

Name: ___Morgan Ellis, Regional Planner, Eastern
Shore Land Conservancy_____
Address: _PO Box 339_____
City, State: _Galena, Maryland 21635_____
E-mail address: mellis@eslc.org _____

Drop off or send to:

Eric S. Sennstrom
Director of Planning & Zoning
200 Chesapeake Blvd., Suite 2300
Elkton, MD 21921
Office: 410.996.5220
Fax: 410.996.5305
E-mail: ESennstrom@ccgov.org

First of all I would like to thank Chairperson Lane and all of the COC members for taking on this task. I am sure all of you had more enjoyable things to do in your free time.

I will try to keep my comments as brief as possible. I understand that some of my comments don't come under your directive or authority, but could be added in your Policies and Action recommendations.

- 1) The Committee should have reviewed the population growth numbers supplied by the MD Dept of Planning and adjusted those numbers to the questions of "How much growth do we want?" and "How much can the County afford?" Growth, especially high-density growth never pays for itself.
- 2) I understand that transportation issues pretty much determined the location of the Growth Corridor. However much of this area is currently forested. If stringent mitigation requirements are not implemented during this process, Cecil County will lose a significant portion of its forest cover. Cecil County reaps many benefits from being adjacent to the Chesapeake Bay and its many waterways. These not only include quality of life issues, but economic benefits through tourism, recreational activities and higher land values. The Chesapeake Bay water quality will continue to decline as long as forest cover is lost, and streams receive little protection in the upper portion of a watershed.

I encourage the Committee to strongly recommend higher reforestation rates, than exist under current law, for the forest loss that will take place under this Plan. Stream and wetland forest buffer requirements should also be increased.

- 3) I think that paying for the cost of increasing the population by 50% over 20 years is not "challenging" but scary. For example, if I read this correctly, the County will need to construct 1 high school and 4 elementary schools from 2020 to 2030. And none of these figures even include operational or maintenance costs. If people think their taxes are high now, wait ten years.

I realize that the Committee presented suggestions for helping with the cost issues, but all of these have been proposed many times before and either rejected or voted down. My guess is that they will be rejected in the future. Also the Committee should remove the recommendation to "forward fund" these projects. It only puts the County's taxpayers at risk of funding even more of these costs. Budget constraints at the State and Federal level will certainly make the cost-share grants more competitive and eventually will shift more of these costs to the local government.

- 4) The Committee should make it clear that retaining the PPA's and conserving the 80% (at least) of the remaining undeveloped lands in those areas are critical to this Plan. If these specific recommendations in the Plan are removed in subsequent reviews or are not implemented, then the uncontrolled growth Cecil County has experienced over the last 20 years will not only continue but will increase significantly.

Thank you for the opportunity to comment.

Tom Frederick
Rising Sun, MD



Comprehensive Plan questions

sue fuhrmann to: esennstrom

Cc: Sue Fuhrmann, Ron Hamlen

08/10/2009 04:37 PM

Hello, Eric. Appreciate the opportunity to comment on the draft comprehensive plan. First of all, I would like to believe (and do wish fervently) that whatever plan is adopted will be respected by planners and commissioners as the years progress. Our county's history of such considerations is uneven.

1. (Suppose I could check each person individually, but will ask you instead): what percentage of the committee members work in real estate or development?

2. The committee has the right idea about impact fees, and I strongly agree with its stand. I hope the committee can use whatever clout it possesses to convince members of the state delegation who are so threatened by the fees of their immense potential value to the county.

3. What percentage of county tax revenue is currently obtained from mineral extraction sites and what additional tax revenue planned with increased sites/excavation?

4. I remain disappointed and angry with the highly questionable manner a huge parcel of land was appended to Elkton West in the Artesian water and sewer franchise negotiations and how now that "new" design figures prominently in the comprehensive plan's discussion.

Thank you.

Sue Fuhrmann
9 Lochcarron Drive
Elkton

**Cecil County 2010 Comprehensive Plan
Citizens Oversight Committee Draft Concept Plan – July 2009
Comment Form**

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. **Please return this form (via mail, e-mail or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered.** Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

• LAND PRESERVATION IS AN IMPORTANT ASPECT OF THE COMPREHENSIVE DEVELOPMENT PLAN. TDR HAS BEEN ADOPTED AS A WAY OF PRESERVING LAND, BUT ACKNOWLEDGED TO HAVE NOT BEEN EFFECTIVE. MY SUGGESTION IS TO ALLOW A DEVELOPER TO "BUY" MORE DENSITY BY CONTRIBUTING TO A COUNTY FUND, INSTEAD OF GOING FOR A VARIANCE THE DEVELOPER WOULD BUY ADDITIONAL CAPACITY. CECIL CO. COULD ACCUMULATE FUNDING FOR LAND PRESERVATION PURPOSES.

• CLUSTER DEVELOPMENT SHOULD BE CONSIDERED/ENCOURAGED. ALLOWING HIGHER DENSITY ON PORTIONS OF PROPERTIES WOULD ENABLE LARGER "OPEN" AREAS. THERE SHOULD ALSO BE ENCOURAGEMENT TO "CONNECT" ADJACENT OPEN AREAS AS A HABITAT CORRIDOR.

• I PERSONALLY DON'T THINK YOU CAN EMPHASIZE IMPACT FEES ENOUGH. NEW HOUSES SHOULD PAY FOR INFRASTRUCTURE IMPACT.

Information:

Name: MARIO J. GANGEMI, P.E.

Address: 1 WOODBINE CIRCLE

City, State: ELKTON, MD 21921

E-mail address: Fairhillterp@comcast.net

Drop off the form at the meeting or send to:

Eric S. Sennstrom
Director of Planning & Zoning
200 Chesapeake Blvd., Suite 2300
Elkton, MD 21921
Office: 410.996.5220
Fax: 410.996.5305
E-mail: ESennstrom@ccgov.org

410.920.0480

Thank you for your participation!

• WATER RESOURCES - I AM CURIOUS WHAT THE ULTIMATE GUIDELINES WILL BE FOR GROUNDWATER PROTECTION (WELL) AREAS. WILL IMPERVIOUS COVERAGE BE LIMITED? WILL INFILTRATION BE PROMOTED? WHAT ABOUT SALT RUNOFF?

• WASTEWATER DISPOSAL - ENCOURAGE LAND APPLIED WW DISPOSAL. SINCE THE WASTEWATER IS TREATED TO ALMOST DRINKING WATER STANDARDS CONSIDER DRIP IRRIGATION SYSTEM TO IRRIGATE ATHLETIC FIELDS AT SCHOOLS AND PARKS & REC AREAS.

I THINK IT IS IMPORTANT THAT THE INTRODUCTION TO THE FINAL COMPREHENSIVE PLAN EMPHASISE THAT THE COMP PLAN IS REALLY A SET OF GUIDELINES, NOT NECESSARILY LAW. IT IS A LIVING DOCUMENT THAT MAY NOT ALWAYS FIT THE SPECIFIC SITUATION. IT CAN BE REFERRED TO, BUT SHOULD NOT BE THE BE ALL / END ALL IN AN ANTI-DEVELOPMENT DISCUSSION.

THERE SHOULD BE ENCOURAGEMENT FOR DEVELOPMENT W/IN TOWN CENTERS.

I LIKE EMPHASIS ON MIXED USE DEVELOPMENT. NARRATIVE DISCUSSING THE ABILITY TO "LIVE, WORK & PLAY" SHOULD BE ADDED.

THERE NEEDS TO BE MORE EMPHASIS ON INFRASTRUCTURE. LACK OF IT IS THE BIGGEST REASON CECIL COUNTY IS HAMPERED IN ITS ECONOMIC DEVELOPMENT.

Cecil County 2010 Comprehensive Plan Citizens Oversight Committee Draft Concept Plan – July 2009 Comment Form

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. Please return this form (via mail, e-mail or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered. Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

- ① Growth area south of Chesapeake City should extend to high school/E45 station, and should be on both sides of Rt. 213.
 - ② The map should include more roads, and road names.
 - ③ Preservation Areas are too big; 1 unit per 10 acres + 1 unit/20 acres allows for no development. we need ^{some more} development in these areas for local neighborhoods. Decrease these areas + building proportions.
 - ④ Revise denitrification requirements: 1,000 feet from streams too far. Decrease this distance
 - ⑤ Keep wetland buffer at 25 ft.
- Additionally, denitrification systems are extremely costly, and this cost will ultimately be passed on to consumer.
- ⑥ Smart commercial growth w/ architectural standards has already occurred in Chesapeake City, on the south side of town from the foot of the bridge, to the high school. This →

Information:

Name: Dean Geracimos
 Address: 333 Walnut Drive
 City, State: Chesapeake City MD
 E-mail address: Dean@Geracimos.com

Drop off the form at the meeting or send to:

Eric S. Sennstrom
 Director of Planning & Zoning
 200 Chesapeake Blvd., Suite 2300
 Elkton, MD 21921
 Office: 410.996.5220
 Fax: 410.996.5305
 E-mail: ESennstrom@cecgov.org

Thank you for your participation!

Cecil County 2010 Comprehensive Plan Citizens Oversight Committee Draft Concept Plan – July 2009 Comment Form

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. **Please return this form (via mail, e-mail or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered.** Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

Smart growth needs to continue for commercial and residential development, from the foot of the bridge to the high school. The town of Chesapeake City needs to experience smart growth or the town will die. Chesapeake City either grows or dies; it's that simple. Doing projects like Spirit 213, which shows a clear smart growth plan, is essential for the existence of the town.

Information:

Name: Dean Geracimos
Address: 333 Walnut Dr
City, State: Chesapeake City MD
E-mail address: dean@geracimos.com

Drop off the form at the meeting or send to:

Eric S. Sennstrom
Director of Planning & Zoning
200 Chesapeake Blvd., Suite 2300
Elkton, MD 21921
Office: 410.996.5220
Fax: 410.996.5305
E-mail: ESennstrom@ccgov.org

Thank you for your participation!

**Cecil County 2010 Comprehensive Plan
Citizens Oversight Committee Draft Concept Plan- July 2009
Comment Form**

I. General-

- A. Concept Plan (the Plan) should be developed as a guide/framework for development, not as a regulatory tool. Any inferences to “requirements” should be stricken from the plan.
- B. The Plan addresses the preservation of land, and making zoning changes. Attention should be given to the fact such preservation and changes impact people’s property. For the most part, the land in the County does not belong to the people of the County, it belongs to individual property owners whose property rights must be protected. This must be kept in mind as the Plan is developed. That is, the Plan should address preservation of property rights issues as discussion is made on land preservation and zoning changes..
- C. The Plan should include some type of synopsis or summary of the Plans from each Town, and a discussion of how the Plan for the County is to act in harmony with the Plan for each Town.
- D. The growth corridor has been identified along Route 40, and it appears considerable attention is placed on the development of growth in this area. At the same time, the plan mentions keeping Route 40 “free-flowing”. My experience with SHA is that the State prefers to limit access to state roads, yet directing development toward Route 40 will encourage such access.
 - 1. How involved has SHA been in the development of the Plan as it pertains to Route 40?
 - 2. What is the vision of SHA for Route 40 and how does their vision match up with that of the Plan?
 - 3. I would like to see a presentation from SHA and the Comprehensive Planning Committee that more specifically details how the Plan vision and the SHA vision work together.
- E. I think the Plan should make recommendations for dealing with properties that have abandoned buildings on them. Obviously this would have to be done so as not to compromise property rights.
- F. The Plan should detail how it can change/evolve over its intended lifespan.

II. Land Use-

- A. The Plan should recommend how the rural character is to be maintained while protecting one’s private property rights (this includes not only the rights of the immediate owner, but future owners as well).
- B. A definition of “rural character” should be provided in the Plan that brings more to reality what the county’s vision is with this regard.
- C. It appears the current zoning densities for the northern and southern areas of the County, for the most part, inherently preserve the rural character, thereby accomplishing the State’s land preservation objective. I see no need to belabor this issue too much more in the Plan.

- D. I suggest a schematic plan be drawn up that guides physical development in the rural areas. The schematic plan can include such elements as clustering, reduced pavement widths (with the concurrence from DPW), increased number of street trees, enhanced screening and landscaping, and other such environmental elements.

III. Economic Development-

- A. The Plan should identify the needs of the Economic Development Department required to attract businesses and tourism. That is, recommendations should be included that aid the Economic Development Department in their function.
- B. Economic development in Cecil County is tied to two infrastructure resources- roads and sewer. This needs to be kept in mind as the Plan is developed.

IV. Transportation-

- A. I like the bus/rail options. These should be integral parts of the Plan. Depots for these facilities should be located in the County, not in the Towns, so as to not place an undue burden on parking, which I imagine is a premium topic in the Plans for each of the Towns.
- B. Satellite parking in the County, on the fringes of the Towns, should be recommended in the Plan as a way for the County to work with the Towns. Shuttle service during certain peak hours from the satellite parking areas to various points in the Towns should be part of the recommendation. This could be of a benefit to the Towns' economies. A slight fare could be charged for the use of the shuttle service as a means to help finance the service.
- C. The Concept Plan mentioned little, if any, about correcting substandard transportation systems beyond the Growth Area. Recommendations for addressing this infrastructure requirement should be made.
- D. The Plan should make a recommendation that the County, at this time, pursue right-of-way acquisition for future roadway development since most property owners currently own to the centerline of the roads (with the County maintaining prescriptive maintenance rights of the roads and ditches).
- E. Recommendations should be made to replace traffic lights with roundabouts, where possible.

V. Water Resources-

- A. I see sewer as being the primary issue to resolve before significant increases in business/commercial/industrial development can occur.
 - 1. The geographic and topographic makeup of the County makes it difficult to address wastewater issues. Either a multitude of wastewater treatment plants would have to be constructed, or expensive pump stations would have to be constructed to pump effluent to widely-dispersed treatment plants.
 - 2. Engineering studies for the development of collection infrastructure should be recommended to be performed at this time, as this will help

- determine where in the Growth Area it would be economically feasible to direct certain types of business/commercial/industrial development.
- B. The Plan should recommend the development of watershed protection plans for stormwater management. Perhaps this could be done in concert with re-developing/refining the Green Infrastructure Development plan.
 - C. The Plan is a guideline only. Any requirements for denitrification, wetland buffers, etc. should be stricken from the Plan.
- VI. Environmentally Sensitive Areas- refer to comments in the Land Use section of these comments.
- VII. Community Facilities-
- A. The Plan should preliminarily identify where new schools would be located. I recommend a campus-type setting that houses an elementary school, a middle school, and a high school (if possible and needed), or some type of institutional layout that provides uses for multiple facilities so as to centrally locate the activities and preserve land.
 - B. The Plan should address an increase in hospitals and health care facilities. As the population increases, so will the number of older residents who, in general, are more dependent on health care facilities than younger people. My concern is that Union Hospital can only expand its physical limits so far and, therefore, may reach a limit in terms of capacity of patients it can serve.
- VIII. Housing- no comment.
- IX. Implementation- Have economic models been developed that can identify funding mechanisms that would yield the greatest benefit in terms of revenues?

Information:

John B. Gonzalez, PE, CPSWQ
23 Ground Pine Path
Elkton, MD 21921
john.gonzalez@landmarkengineering.com

My Computer\My Documents\comprehensiveplancomments.doc

RECEIVED

AUG 11 2009

2009

CECIL COUNTY OFFICE
OF PLANNING & ZONING

**Cecil County 2010 Comprehensive Plan
Citizens Oversight Committee Draft Concept Plan – July
Comment Form**

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. **Please return this form (via mail, e-mail or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered.** Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

Before discussing my proposals, I feel it appropriate to express my vision for Cecil County which is simply to "Preserve the character of Cecil County". To accomplish this goal, we must save the farmers and their farms. Any zoning rules which encourage development of farms and encroachment onto farmlands must be eliminated. If we do not change our ways, Cecil County will gradually lose its farms and its beloved character. We will just become another suburban bedroom county. Do we yield to development or do we preserve our character? Please see my attached proposals.

Information:

Name: Ron Hartman
Address: 164 Little Egypt Rd.
City, State: Elkton, MD 21921
E-mail address: rhart@comcast.net

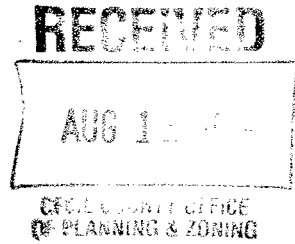
Drop off the form at the meeting or send to:

Eric S. Sennstrom
Director of Planning & Zoning
200 Chesapeake Blvd., Suite 2300
Elkton, MD 21921
Office: 410.996.5220
Fax: 410.996.5305
E-mail: ESennstrom@ccgov.org

8-10-09

Thank you for your participation!

PROPOSALS FOR
COMPREHENSIVE PLANNING
PROCESS



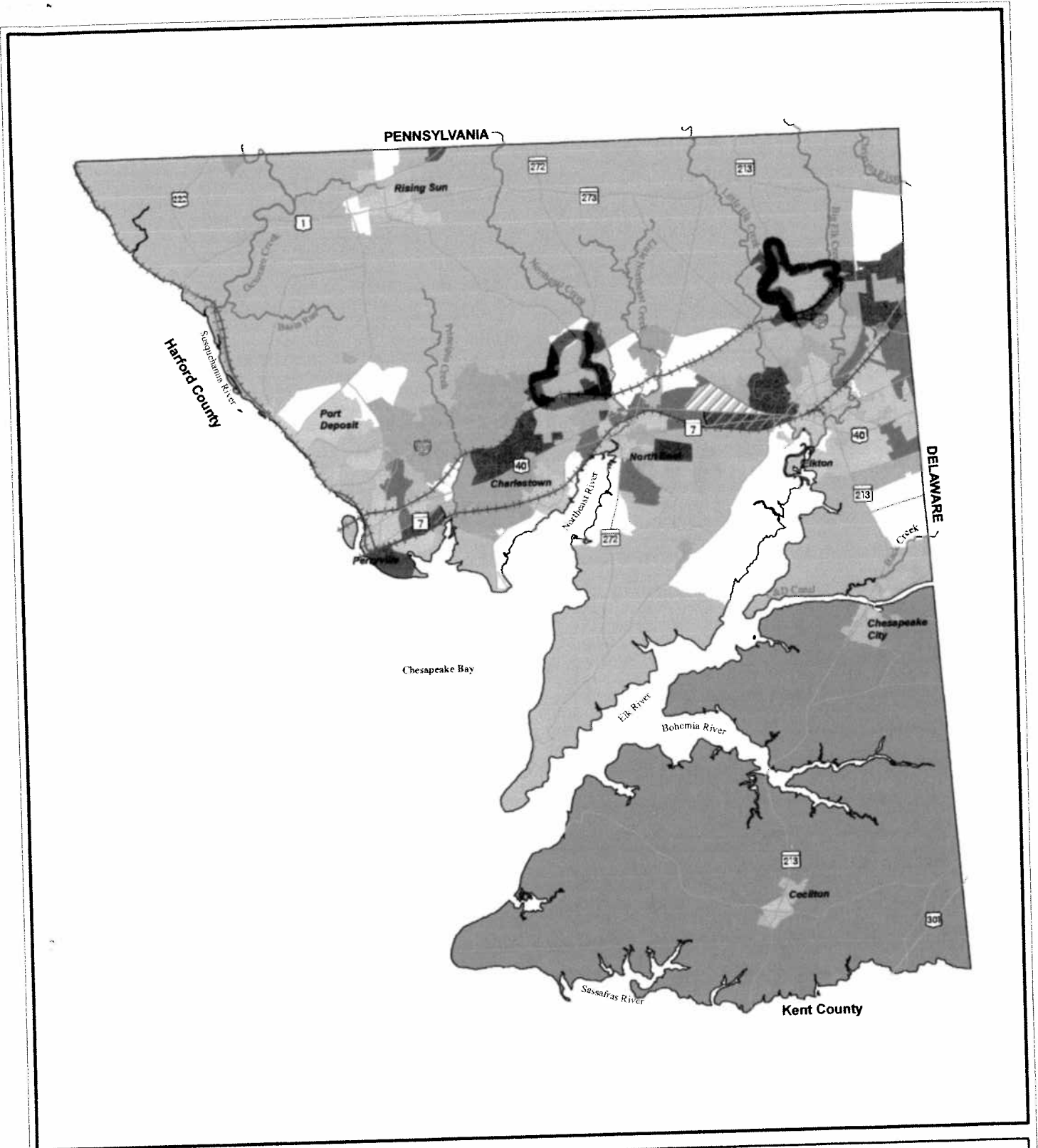
PROPOSALS:

- 1) **Eliminate** use of shared facilities. Shared facilities are an effective means of developing farms.
- 2) Propose that presently defined medium density areas outlined in red on the attached map from the July concept plan be reclassified as low density (yellow color) growth areas as these locations are outside the growth area and are rural in nature.
- 3) Propose that all low density areas (yellow color) have a maximum density designation of one home per acre and be classified as Rural Suburban. Rural Suburban (RS) would apply in lightly populated rural areas outside the growth corridor and the towns. This category would limit density to one dwelling unit per acre, even with water and sewer services. This would permit development on rural lands that presently do not "perk". It would also serve as an incentive to direct TDR use to the Growth Corridor as a receiver instead of the rural areas.

This zoning category would give planners and elected officials a more refined tool that would meet the needs of the citizens through the Comprehensive Plan. It more closely matches the reality and character of what exists today, and the ability to grow in a way that is consistent with the community desires for their future.

- 4) Encourage and support all programs which provide an economical means for farmers to place their farms into preservation for farming.

8-10-09
RHH



Map 1: Future Land Use
2010 Cecil County Comprehensive Plan

Legend

Growth Areas

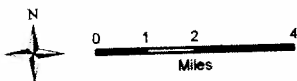
- High
- ▨ Medium High
- ▨ Medium
- Low

- Employment
- Mixed Use Employment
- ▨ Mixed Use Residential
- ▨ Town

Other Areas

- ▨ Mineral Extraction
- Resource Protection
- ▨ Rural Conservation

- ~ Streams
- ~ Roads
- ~ Railroads



8-10-09
RHH

**Cecil County 2010 Comprehensive Plan
Citizens Oversight Committee Draft Concept Plan – July 2009
Comment Form**

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. **Please return this form (via mail, e-mail or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered.** Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

- ① THE TEXT AND LAND USE MAP SHOULD SHOW THE INTERSECTION OF RT 222 AND ROUTE 1 @ CONWINGO AS AN EMPLOYMENT CENTER
- ② THE GROWTH AREA SOUTH OF CHESAPEAKE CITY SHOULD BE EXTENDED TO INCLUDE THE HIGH SCHOOL, EMS, FIRE STATION AND EXISTING COMMERCIAL OPERATIONS ALONG RT 213
- ③ REDUCE RESIDENTIAL LAND USES IMMEDIATELY ADJOINING RT 40 AND INCREASE EMPLOYMENT LAND USES
- ④ PRIORITY PRESERVATION AREAS ARE TOO LARGE.
- ⑤ ELIMINATE PRIORITY PRESERVATION AREA IN ELK NECK
- ⑥ THE TEXT SHOULD EXPLAIN THAT SOME EMPLOYMENT LAND USES NEED TO EXIST OUTSIDE THE GROWTH AREA TO PROVIDE SERVICES & GOODS TO LOCAL NEIGHBORHOOD.

Information:

Name: ROBERT HODGE
 Address: 11 ELKSIDE FARM LANE
 City, State: NORTH EAST MD
 E-mail address: ROBERT@RJHMG.T.COM

Drop off the form at the meeting or send to:

Eric S. Sennstrom
 Director of Planning & Zoning
 200 Chesapeake Blvd., Suite 2300
 Elkton, MD 21921
 Office: 410.996.5220
 Fax: 410.996.5305
 E-mail: ESennstrom@ccgov.org

**Cecil County 2010 Comprehensive Plan
Citizens Oversight Committee Draft Concept Plan – July 2009
Comment Form**

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. **Please return this form (via mail, e-mail or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered.** Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

I am very concerned that this plan was used by some with vested interests. There are not sufficient jobs created for the 50% increase in costs that this will entail. How can the existing population bear this additional tax burden?

Information:

Name: Katherine Hud
Address: Po Box 1033
City, State: Pisington MD
E-mail address: LuckyBonnie@juno.com

Drop off the form at the meeting or send to:

Eric S. Sennstrom
Director of Planning & Zoning
200 Chesapeake Blvd., Suite 2300
Elkton, MD 21921
Office: 410.996.5220
Fax: 410.996.5305
E-mail: ESennstrom@ccgov.org

Thank you for your participation!

Cecil County 2010 Comprehensive Plan Citizens Oversight Committee Draft Concept Plan – July 2009 Comment Form

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. Please return this form (via mail, e-mail or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered. Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

① Has there anyone on this committee that owns land in Cecil County which will be up zoned due to this new plan? If so, did they recuse themselves from the vote?

② Who on this committee works in the real estate community and/or profits from this development

③ If there is going to be a 50% increase in ~~taxes~~ costs to pay for libraries, landfills, police and parks, where will the money come from? I don't want to see my taxes continue to escalate to pay for growth

Information:

Name: MILDRED LACORTE
Address: 42 WINCHESTER DRIVE
City, State: ELKTON, MD 21921
E-mail address: lacorte42@comcast.net

Drop off the form at the meeting or send to:

Eric S. Sennstrom
Director of Planning & Zoning
200 Chesapeake Blvd., Suite 2300
Elkton, MD 21921
Office: 410.996.5220
Fax: 410.996.5305
E-mail: ESennstrom@ccgov.org

Thank you for your participation!

----- Forwarded by Eric Sennstrom/Cecil County Gov on 08/11/2009 11:49 AM -----

From: "Roger Lamb" <theamericangarden@dol.net>
To: <esennstrom@ccgov.org>
Cc: <EricSennstrom@ccgov.org>
Date: 08/11/2009 11:48 AM
Subject: Comprehensive plan comment

Dear Mr. Sennstrom and Comprehensive Plan Citizen Oversight Committee,

I have at least nine issues with the nature and construction of the new Cecil County Comprehensive Plan:

- 1) Reports from members of COC say numbers for growth were pre-determined before any citizen oversight was appointed. This, like numbers for Rising Sun's comp plan were contrived and never established by voters but set by "consultants" from Salisbury.
- 2) Membership of Committee is largely Cecil County Chamber of Commerce, Union Hospital and landlords, not a true slice of local population.
- 3) Plan encourages new workforce housing with no plans to attract new employers to Cecil County. With 10% unemployment, please do something for current residents who will pay for all unfunded mandates set by this plan.
- 4) Leaves developers to decide how to create attractive residential environments. This will make Cecil an ugly place to live since current codes, standards and benchmarks are weakened to favor any developments considered. Strong laws for attractive development makes strong communities.
- 5) Adequate Public Facility Ordinances should have been enacted long before any new Comprehensive Plan Committee was formed. The same forces behind comp plan don't want an APFO.
- 6) Plan rides assumption that development is good and that County will help developers on basis of benefit to community. Don't assume anything please!
- 7) Plan makes development a right and not a privilege. A drivers' license is a privilege and not a right. Developers' deserve no entitlements. If they can't afford to build here, let them build somewhere else. One house, one tree, a dirt driveway and an uneven cement stoop does not make a community.
- 8) Impact fees are shouldered by homebuyers and financed into mortgages forcing lower home equities in a depressed region of the State.
- 9) Plan gives carte blanche to rural towns to promote sprawl when no industry or employment opportunities exist. Towns seek to expand tax base to pay for previous funding shortages approving questionable construction and annexation hoping for new revenue streams. Stop this entitlement ASAP.

This plan is full of unfunded mandates to assist sprawl and development. The numbers are really unfathomable to the point the Plan hardly dissects any realistic opportunity for open discussion about how 50% growth can be accomplished.

Go taste the water on tap in Newark,DE and tell me it tastes good, to me it tastes like chlorinated effluent run thru a coffee filter. Is that what the Artesian water deal can do for Cecil County? This is one reason why I question the Administrators running Cecil County.

When land preservation methods are unused, unattractive and basically non-existent then only thing Cecil County can offer are variances and excepted development deals shoehorning in another "Affordable Living" section 8 apartment building for a greedy Tax Credit Coalition. Here in Cecil County the administration is helping people who don't live here, don't want to live here and then failing its own residents by failing to have any logical approach to land stewardship.

Recently lands close to Rising Sun were rezoned so a developer can force out a resident and possibility of making his property more marketable, this done while the same developer owed thousands in back taxes in Earleville. Commissioners' approved it without seeing it and signs placed by County were missing, allowing a total no-contest at hearings. Why is it the County's responsibility to place signs on property that individuals want to develop? That is another entitlement paid for by taxpayers that every developer should do without.

The plan is incomplete at best and should not be approved until codes and laws are strengthened. Taxpayers want a Comprehensive Plan we can be proud of. Our Citizen Oversight Committee has a lot of work to do because this plan turns us into New-New Castle.

Thank you for considering my concerns. I would be more than willing to share them with the committee anytime.

Roger Lamb
147 Stevens Road
Rising Sun, Maryland 21911
(410) 658-6068

The Information contained in this communication may be confidential, is intended only for the use of the recipient named above and may be legally privileged.

If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and delete the original message and any copy of it from your computer system. Thank you.

Cecil County 2010 Comprehensive Plan**Citizens Oversight Committee Draft Concept Plan – July 2009****Comment Form**

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. Please return this form (via mail, e-mail, or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered. Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

COMMENT TOPIC: Overview

I had an unfavorable impression of this executive summary before the public hearing. At the hearing I listened to people who obviously know more of the impact of this report than I do, and the unfavorable comments were startling in how subdued they were.

This summary does not do justice to the quality of work that has gone into it. For example, it fails to meet the standard of professionalism that the BRAC report attained.

I would hope that a draft of the final report is offered and that public comment is actually incorporated to it.

A comment was made that the economic impact of the Plan should be presented. I think that would be difficult. However, after reading the list of needs and the goal of preserving 80% of great tracts of land and also building schools and developing parks, there is a critical demand for a reality check. A prospective tax bill should be prepared or at the least, a capital budget projected. A five year plan with a constant yield adjustment factored into it would be a relief.

As noble as the ideals are, this summary fails to be grounded in the reality of a working class county where families are struggling just to get by.

F Gaylord Moody III
PO Box 437
Chesapeake City, MD 21915-0437
fgmoody3@yahoo.com

Eric S Sennstrom
Director of Planning & Zoning
200 Ches Blvd, Suite 2300
phone 410 996 5220
fax 410 996 5305
ESennstrom@ccgov.org

Cecil County 2010 Comprehensive Plan

Citizens Oversight Committee Draft Concept Plan – July 2009

Comment Form

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. Please return this form (via mail, e-mail, or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered. Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

COMMENT TOPIC: Fallacy of preserving farmland but not preserving farming, or farmers.

This report appears to be a test of how stupid the COC thinks the taxpayers are, or how docile. I would like to inform the COC that my tolerance for this nonsense is virtually nil.

At the public hearing, several people who identified themselves as farmers stated that farming is not a self sustaining economic enterprise.

The Cecil County 2005 Land Preservation, Parks and Recreation Plan, adopted May 2005, (LPPRP) Table IV-1, Selected Agricultural Statistics 2002 and 1997 indicates there were fewer than 500 farms and fewer than 130 had with annual sales in excess of \$25,000; fewer than 300 people claimed farming as their primary occupation.

It is silly to discuss preservation of farmland as an abstract concept, devoid of the human or economic factors, yet that is what the current draft does. If silliness was the only flaw, perhaps the eccentricity of the report could be tolerated. However, this report is dangerous because it actually becomes a blueprint for the expenditures of millions of tax dollars. If the tax dollars were taken from large land owners and farmers and spent on farmland preservation, perhaps even that could be tolerated.

This draft is a blueprint to take tax dollars from the working class and middle class, especially those who buy a home or refinance their home, and give it to the owners of property greater than fifty acres.

This report is a repulsive and an offensive action of class warfare, the wealthy stealing from all others.

I am personally insulted and outraged because I have to scrimp and stretch every dollar every week and when I refinanced my home I had to pay a recordation tax to preserve open space, and when I established an equity line as a safety net, I had to pay more recordation tax. With the advent of the digital telecasts, I no longer have "free" television, and cannot see my way to add another bill to my household budget. I do not have the money. And now this nonsense is offered to me.

F Gaylord Moody III
PO Box 437
Chesapeake City, MD 21915-0437
fgmoody3@yahoo.com

Eric S Sennstrom
Director of Planning & Zoning
200 Ches Blvd, Suite 2300
phone 410 996 5220
fax 410 996 5305
ESennstrom@ccgov.org

Cecil County 2010 Comprehensive Plan**Citizens Oversight Committee Draft Concept Plan – July 2009****Comment Form**

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. Please return this form (via mail, e-mail, or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered. Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

COMMENT TOPIC: What is the plan for Indian Acres?

For many years I disparaged Indian Acres as a rats nest and full of bums and welfare parasites.

Then I became aware of a person who sold a home for over \$400,000 and after the mortgage and divorce bought a place in Indian Acres because her disability would provide enough to get by on. I met another person in my church who was a reliable volunteer for service projects, who happened to be a resident of Indian Acres because it was the best option available. And there are still the drug dealers and prostitutes to contend with, almost as bad as the west side of Elkton has become.

The plan is silent, the density ignored. The County should address the issue directly. All residents should be forced to leave for three months a year, or public sewer and water needs to be installed.

We have other communities in Cecil County that were meant as vacation retreats and now are full of three bedroom homes taxing the septic systems and the capacity of the land to absorb the waste water.

The need for public water and sewer in the beach communities are ignored in this draft. The costs of those systems are staggering. One way to address that issue is to refuse septic and well permits if after property is abandoned. The county might refuse to work with property owners to provide variances or workable solutions, condemn a property and remove it from the roles of "developed" lots.

If all the tax dollars are committed to agricultural preservation, there will not be sufficient for the pressing issues which are just being recognized.

Special taxing districts may be a solution, but this plan better address Indian Acres. Will it be allowed to remain residential?

F Gaylord Moody III
PO Box 437
Chesapeake City, MD 21915-0437
fgmoody3@yahoo.com

Eric S Sennstrom
Director of Planning & Zoning
200 Ches Blvd, Suite 2300
phone 410 996 5220
fax 410 996 5305
ESennstrom@ccgov.org

Cecil County 2010 Comprehensive Plan

Citizens Oversight Committee Draft Concept Plan – July 2009

Comment Form

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. Please return this form (via mail, e-mail, or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered. Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

COMMENT TOPIC: Equestrian based clustered housing

Boating and marinas are a significant industry in Cecil County. Thirty years ago, some rather derelict properties occupied riverfronts. The towns have been rather successful in capitalizing on its waterfronts, the county has a rather lackluster record there. Perryville, North East, and Port Deposit have done especially well in creating public open space along the waterfront. On the Sassafras River, there are over a thousand boat slips. The water of that river is deep and the boats are larger than most in Cecil County. Boating saved that area.

Imagine the business model of a marina moved to land, to an equestrian based operation. Instead of a marina operator, the farmer would become a horseman and manager of an equestrian center.

Imagine that two hundred acre farms were developed as equestrian centers. A cluster of twenty or thirty houses on ten or fifteen acres, community barns, stables and paddocks, a riding trail around the perimeter and a proprietor/ farmer able to farm a remaining parcel of a hundred acres. That farm would be economically viable. Now imagine the neighboring farm being developed that way and a network of trails being dedicated to horses, all privately owned and maintained. Now we have the prospect of the region having a self sustaining economy.

Given the affluence and density of the Middletown Delaware area, the southern Cecil County open space could be private enterprise open space and a creator of jobs.

The current concept takes those options away. It makes the land owners dependent of government welfare. The only market for that land with the subdivision rights stolen from it is to sell to the state. The land owners have been robbed and now the working class taxpayers will be robbed. And the preserved land will not even be accessed by the people paying for it.

The Committee is simply nearsighted by putting blinders on everyone else.

F Gaylord Moody III
PO Box 437
Chesapeake City, MD 21915-0437
fgmoody3@yahoo.com

Eric S Sennstrom
Director of Planning & Zoning
200 Ches Blvd, Suite 2300
phone 410 996 5220
fax 410 996 5305
ESennstrom@ccgov.org

Cecil County 2010 Comprehensive Plan

Citizens Oversight Committee Draft Concept Plan – July 2009

Comment Form

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. Please return this form (via mail, e-mail, or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered. Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

COMMENT TOPIC: Emphasis on Farmland preservation rather than Recreation

Previous efforts to preserve Open Space at least gave lip service to a diversified population by recognizing the need for recreational, natural resource and agricultural open space. The LPPRP Report of 2005 indicates a serious shortfall of recreation in Cecil County, it will only get worse.

This report abandons the pretense of any fairness to the larger number of people by placing the emphasis on agricultural land preservation. It is folly to mandate "establish funding...to ensure facilities are provided concurrent with growth and demand" (page 19) after committing so much to farm land preservation.

We are a society that spends millions on police and prisons. We need to spend more on social workers/coaches, programs providing mentoring and guidance to youth, recreation and fitness programs for all ages. We need more open space dedicated to recreation. And that does not mean raise the taxes, it means reduce spending on schools, on police and prisons.

As we squeeze the population to town centers, lacking parks and recreation, the pent up unstructured undisciplined energies of errant youth will find outlets. There will be a cost.

If tax dollars are sucked into farmland preservation and the gross unfairness becomes apparent to the people bottled in towns, there will be consequences. We will not be able to hire enough police, we will not be able to build prisons fast enough.

F Gaylord Moody III
PO Box 437
Chesapeake City, MD 21915-0437
fgmoody3@yahoo.com

Eric S Sennstrom
Director of Planning & Zoning
200 Ches Blvd, Suite 2300
phone 410 996 5220
fax 410 996 5305
ESennstrom@ccgov.org

Cecil County 2010 Comprehensive Plan

Citizens Oversight Committee Draft Concept Plan – July 2009

Comment Form

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. Please return this form (via mail, e-mail, or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered. Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

COMMENT TOPIC: Relations with towns

This report glosses over the relationship with the towns. When I reviewed the presentations submitted to this committee by the towns I was struck by the inadequacy of the towns to provide points of coordination with the county. Elkton seemed to be registering a complaint that it was being boxed in by this plan; Port Deposit seemed to not really have a plan, only some vague dream, some hope.

The reality of the county abandoning Elkton as the seat of government is more damning than any comment I could make regarding the failure of the county to work with towns.

How could the county commissioners and the Elkton officials fail to cooperate in order to develop town property for the administrative offices rather than have the county buy into an industrial park occupying land that was farm not too long ago? The governments will take property rights from everyone, but will not work the agenda they seem to mandate.

The Lagano heirs (of the farmland contiguous to the County Admin Office) made an offer at the recent Plan hearing to sell a right of way so a new access to Frenchtown Road from Chesapeake Boulevard could relieve congestion on Route 40. That would have been laughable if it were not so practical.

We were able to witness sprawl in action.

The county must do more than mild lip service to town planning. Town issues must be identified and codified solutions incorporated to the plan.

For example, instead of farmland preservation, the town and county must address removal of antiquated housing stock. Houses built in 1910, 1920, 1930 have lead paint, asbestos covered heat pipes and furnaces, and rot and mold throughout. The county and towns might need to finance programs to demolish those old houses, consolidate lots and build higher density neighborhoods.

This concept draft is woefully inadequate in that respect.

F Gaylord Moody III
PO Box 437
Chesapeake City, MD 21915-0437
fgmoody3@yahoo.com

Eric S Sennstrom
Director of Planning & Zoning
200 Ches Blvd, Suite 2300
phone 410 996 5220
fax 410 996 5305
ESennstrom@ccgov.org

Cecil County 2010 Comprehensive Plan**Citizens Oversight Committee Draft Concept Plan – July 2009****Comment Form**

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. Please return this form (via mail, e-mail, or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered. Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

COMMENT TOPIC: Reservoirs

This plan makes brief mention of providing reservoirs but does not locate where they may be, they are not apparent on the map. The concern for future water supplies seems to be based on the rivers and wells. There is no suggestion that open space might be used as a reservoir. For example, the Elkton Marina Park floods so much, why not just develop it as a reservoir? How long will mining continue in the stone quarries of Cecil County? Are they locked in for future water supplies?

There is mention that land be identified to use for wastewater treatment, land for future reservoirs also needs to be identified and perhaps restricted as a natural resource open space. My concern is that the farmland preservation could prevent future reservoir acreage.

There seems to be an effort to save aquifers with buffer zones and green infrastructure. Such goals might be worthy, but the government with the biggest pump will get the water from below ground. Even if Cecil takes away property rights of our citizens for the noble goal of saving the water resources below ground, Delaware will get bigger pumps and put it to us...again. Reservoirs may be more significant and critical than this draft indicates.

F Gaylord Moody III
PO Box 437
Chesapeake City, MD 21915-0437
fgmoody3@yahoo.com

Eric Sennstrom
Director of Planning & Zoning
200 Ches Blvd, Suite 2300
phone 410 996 5220
fax 410 996 5305
ESennstrom@ccgov.org

Cecil County 2010 Comprehensive Plan**Citizens Oversight Committee Draft Concept Plan – July 2009****Comment Form**

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. Please return this form (via mail, e-mail, or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered. Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

COMMENT TOPIC: TDR's

There seems to be great faith that the Transfer of Development Rights is the program that keeps a land owner from having his property "taken" when it gets down zoned.

I monitored the multi-list for several years and never saw a listing for a development right. I scanned continuing education topics mandated for people licensed to sell real estate in Maryland and do not remember seeing Transfer of Development Rights as a topic, at least not at the local level or at the Maryland Association of Realtors annual convention. When the housing market went into the tank, the seminars on foreclosures, short sales, and how to sell distressed properties were very popular, but nothing about TDR's.

I think the TDR program is rather a sham being foisted on land owners who are being robbed of value and not being given anything in return. Frankly, the TDR program just does not seem to exist.

Does the local board of realtors have a program ready to sell TDR's? Where is the market? Who will be the broker? Are those brokers of TDR's licensed to sell real estate in Maryland and will they be required to provide multi-listings?

Why is the emperor walking down the street naked?....shhhhhh! He is wearing his TDR's!

F Gaylord Moody III
PO Box 437
Chesapeake City, MD 21915-0437
fgmoody3@yahoo.com

Eric S Sennstrom
Director of Planning & Zoning
200 Ches Blvd, Suite 2300
phone 410 996 5220
fax 410 996 5305
ESennstrom@ccgov.org

----- Forwarded by Eric Sennstrom/Cecil County Gov on 08/03/2009 08:18 AM -----

From: "Ted Patterson" <theodore@UDel.Edu>

To: "Ted Patterson" <theodore@UDel.Edu>

Date: 08/02/2009 02:23 PM

Subject: Comments on the Cecil County 2010 Comprehensive Plan, Citizens' Oversight Committee Concept Plan, July 2009

To all:

Please see below for my comments:

Comments on the Cecil County 2010 Comprehensive Plan, Citizens' Oversight Committee Concept Plan, July 2009

1) The COC should add language on *vertical mixed-use zoning* in addition to horizontal mixed-use zoning in the draft Comprehensive Plan. Vertical mixed-use zoning refers to having multiple uses within the same building, whereas horizontal mixed-use zoning refers to different land uses within a specific development area (the traditional definition of mixed-use zoning). So far as I can tell the current county code does not address vertical mixed-use zoning—although I imagine the planning staff would be favorable to proposals with vertical mixed-use zoning components since this supports smart growth principles.

2) I have concerns about the proposed Elkton loop road by-pass. Although the road is in the I-95/Amtrak Rail line corridor, its existence would undermine “town-centric” development in Elkton. We should focus our transportation infrastructure investment in the towns rather than around the towns. Furthermore, in terms of economic development, we want people to spend money downtown not by-pass our towns altogether.

Additionally, Rte. 40 and I-95 currently serve as the primary thru-traffic arteries in the county. A question for the COC and other public officials would be: what is our long-term vision for Rte. 40? We all know that I-95 will always be a thru-traffic artery focused on moving traffic quickly in and out of the county, but do we want Rte. 40 to be a “traffic light free” thru-traffic alternative to I-95 or a “Complete Street” type artery that slows people down in order to force them to spend money in Cecil County and stop in at our commercial/mixed use establishments that are/will emerge along Rte. 40 over time. I don't know the answer to this question, but it is worth consideration.

3) What was the methodology for the calculation of the long-term population growth projections mentioned on page 1 of the Concept Plan document? I do not question the statistic per se, but feel that, given the magnitude of the projection, the methodology for the projection calculation should be given in the paper for clarity and transparency. I would pose this same question with regard to the housing unit build-out statistic and the 300,000 population estimate listed later on page 1.

4) A fundamental flaw with the document, as currently written, is that it uses the “build-out” potential of the county as an underlying framework for application to the elements in the Concept Plan. We should not start from build-out potential, but from current infrastructure capacity. We can zone land to accommodate as many developments as possible, but if infrastructure is not in place to support the new development—it will not happen. This issue is important given our inability to fund or construct infrastructure in the I-95/Amtrak Rail line corridor to date.

5) On page 3 the Concept Plan recommendation is to establish minimum development densities in the growth corridor, yet the land use map defines varying densities in the growth corridor. This contradiction could be rectified by simply establishing one minimum density within the I-95/Amtrak Rail line corridor allowing developers to define the variability in density based on a baseline minimum density requirement. The *entire* I-95/Amtrak Rail line corridor (with the exception of Mineral Extraction areas, etc.) should be categorized as mixed-use employment with minimum densities defined so as to encourage large scale, high density, mixed-use development. It is advisable that more commercial and industrial development occurs rather than residential in the corridor.

6) The current Concept Plan land use map shows additional growth areas and growth area extensions in the county which, on one hand, serve as positive changes to the land use map given our growth needs in the future. However a new growth area is defined south of Elkton, extending toward Chesapeake City that would seem to undermine our smart growth objectives in Cecil County. Ideally, from a regional perspective, growth in the eastern part of Cecil County (specifically the greater Elkton area) should point northeast toward Newark, Del., not south toward Chesapeake City where there is minimum growth and vibrant agricultural land reserves. Growth to the northeast follows the major rail and road arteries connecting Cecil County and New Castle County, Del. The northeast greater Elkton areas are already zoned for high density development which makes sense.

Some have concerns that our current land use map lacks adequate space for industrial and commercial land uses, but if minimum densities are defined in the I-95/Amtrak Rail line corridor vertical high-density development can occur, therefore, giving us infinite commercial and industrial space while conserving large land tracts in the county.

7) It is unclear exactly how so called “Employment Areas” will be made more attractive to commercial and industrial developments vs. residential areas. The final Comprehensive Plan should include specific recommendations on what future Employment zone incentives will be put in place so that we can develop land within the I-95/Amtrak Rail line corridor as quickly as possible. Possible incentives might include tax abatements, streamlined development review processes, or more flexible regulatory design standards and code compliance requirements.

8) Page 8 mentioned Level of Service (LOS) improvements to be made to Rte. 40 near Elkton. Some jurisdictions in the country are starting to move to *multi-modal LOS*

standards since these are more comprehensive assessments of transportation infrastructure in an area. A multi-modal LOS takes into account not only roads, but bus transit, rail, walkability, bicycle lanes, etc. This is worth consideration in Cecil County. Below is a sample pedestrian LOS calculation published by a pedestrian advocacy group in San Francisco, Calif., that could serve as a starting point for discussion in Cecil County:

Pedestrian Level of Service (LOS) Definition

(Note that the definition of Pedestrian LOS does not include anything about mobility (except for the possibility of running into another pedestrian) or safety. This is an inherent bias of the LOS that strongly favors automobiles over pedestrians.)

<p style="text-align: center;"><u>LEVEL OF SERVICE A</u></p> <p><i>Average Pedestrian Area Occupancy: 13 sq. ft./ person or more</i></p> <p><i>Average Inter-Person Spacing: 4 ft., or more</i></p> <p><i>Description: Standing and free circulation through the queuing area is possible without disturbing others within the queue.</i></p>	
<p style="text-align: center;">LEVEL OF SERVICE B</p> <p><i>Average Pedestrian Area Occupancy: 10 to 13 sq. ft./person</i></p> <p><i>Average Inter-Person Spacing: 3.5 to 4.0 ft.</i></p> <p><i>Description: Standing and partially restricted circulation to avoid disturbing others within the queue is possible.</i></p>	
<p style="text-align: center;">LEVEL OF SERVICE C</p> <p><i>Average Pedestrian Area Occupancy: 7 to 10 sq ft/person</i></p> <p><i>Average Inter-Person Spacing: 3.0 to 3.5 ft</i></p> <p><i>Description: Standing and restricted circulation through the queuing area by disturbing others within the queue is possible; this density is within the range of personal comfort.</i></p>	
<p style="text-align: center;">LEVEL OF SERVICE D</p> <p><i>Average Pedestrian Area Occupancy: 3 to 7 sq. ft./ person</i></p> <p><i>Average Inter-Person Spacing: 2 to 3 ft.</i></p> <p><i>Description: Standing without touching is possible; circulation is severely restricted within the queue and forward movement is only possible as a group; long-term waiting at this density is discomforting.</i></p>	
<p style="text-align: center;">LEVEL OF SERVICE E</p> <p><i>Average Pedestrian Area Occupancy: 2 to 3 sq. ft./ person</i></p> <p><i>Average Inter-Person Spacing: 2 ft. or less</i></p>	

<p><i>Description:</i> Standing in physical contact with others is unavoidable; circulation within the queue is not possible; queuing at this density can only be sustained for a short period without serious discomfort.</p>	
<p style="text-align: center;">LEVEL OF SERVICE F</p> <p><i>Average Pedestrian Area Occupancy:</i> 2 sq. ft./ person or less</p> <p><i>Average Inter-Person Spacing:</i> Close contact with persons</p> <p><i>Description:</i> Virtually all persons within the queue are standing in direct physical contact with those surrounding them; this density is extremely discomforting; no movement is possible within the queue; the potential for panic exists in large crowds at this density.</p>	

(Source: www.walksf.org/pedestrianLOS.html)

9) On page 9 there is mention of creating a long-term (beyond 2030) transportation plan. WILMAPCO already does this so this work should be done in conjunction with WILMAPCO in order to avoid wasting time and resources on creating similar, if not the same, document.

Thanks,

Ted Patterson
 Phone: 443-350-5065
 E-mail: Theodore@udel.edu

The Information contained in this communication may be confidential, is intended only for the use of the recipient named above and may be legally privileged.

If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and delete the original message and any copy of it from your computer system. Thank you.

Received

AUG 11 2009

Cecil County Office
of Planning & Zoning

**CECIL COUNTY AIRPORT
126 RAINTREE LANE
P.O. BOX 222
ELKTON, MD 21922**



COMMENTS

ON

CONCEPT-CECIL COUNTY 2010 COMPREHENSIVE PLAN

ROBERT D. POWELL, PRESIDENT



P. O. Box 222
166 Raintree Lane
Elkton, MD 21921



Phone: 410.398.0234 Fax: 410.398.0234
E-Mail: cpowell@cecilcountyairport.com
Website: www.cecilcountyairport.com

To: THE CITIZENS' OVERSIGHT COMMITTEE

From: Robert Powell, President

Raintree Corporation/ Cecil County Airport

Re: Comments on Concept- Cecil County 2010 Comprehensive Plan

REFERENCES:

Zoning Bill- 2002 – Prince George's County Council, County Code, "Subtitle 27, Zoning"

COMAR 11.03.05 – "Obstructions to Air Navigation", MD DOT, Annotated Code of MD

FAA Part 77. "Obstructions to Air Navigation"

FAR Part 77, CEE 4674 Airport Planning and Design, Dr. A.A. Trani, Virginia Tech

Airport Land Use Compatibility, California Division of Aeronautics

Delaware Valley Regional Planning Commission, Dec. 2005, Airport Systems Update

DVRPC, August 2005, GA Reliever Airport, Suburban Business Airport Expansion

Cecil County Airport, Airport Master Plan, McFarland-Johnson, Inc.

DVRPC, Airport Compatible Land Use and Hazard Zoning, a case study

"The Economic Impact of Cecil County Airport, Maryland Aviation Administration

2007 "High Lights-Economic Impact, Maryland's 34 General Aviation Airports, MAA

Letters to Dr. Diane Lane, Chair, Cecil County Comprehensive Rezoning Committee

Conversations with Ashish Solanki, Director, Office of Regional Aviation Assistance, MAA

Consultation with Fran Strouse, P.E. L. Robert Kimball, Aviation Engineers

OPENING-COMMENTS

As part of a long range comprehensive concept for the county, air transportation access should be a key component in addressing the current and future economic development and land use. Areas glaringly missing from the most recent draft are any mention of the Cecil County airport, its adjacent land areas, its future expansion under its 20 year Maryland Aviation Administration approved Airport Master Plan and its positive economic impact with no funding from county taxpayers. Certainly the airport must be considered in determining compatible land use, its existence and its preservation for the future as critical for attracting business and industry to the

county and, as a link in the national airways system, its role in meeting the transportation needs of the county.

The Cecil County Airport, a privately-owned, public use airport (recognized by the county as the county airport) is operating and upgrading on an MAA approved Airport Master Plan which must be taken into account in establishing areas of compatible land use. Land use and navigable air above is highly regulated in both vertically and horizontally, specifically defined dimensions. Establishing the Cecil County Airport's safety and open areas is governed both by Part 77 of the Federal Aviation Administration's regulations "Obstructions to Navigation" and Maryland's Code, Chapter 5, "Obstructions to Air Navigation"

The airport and its Airport Master Plan should be an integral part of comprehensive planning. To this end, Robert Powell, airport owner, has repeatedly written letters to Dr. Diane Lane, chair of the Cecil County Comprehensive Rezoning Committee with no apparent response nor (from what we have been able to view) has the airport as a transportation asset been included or referenced in the draft document. Powell urged inclusion of the airport and its environs: "It is imperative that valuable county assets be identified and reasonably protected from encroachment, tower hazards, and incompatible usages."

BACKGROUND

The very population and business growth anticipated in the comprehensive draft plan make it imperative not only to zone for safety areas mandated by state and FAA regulations, but to reserve public and county-owned or used lands for future lease or purchase for forecast expansion and to protect operating aircraft and the people and structures underneath flight paths. Safety zones in keeping with COMAR and FAA standards are minimums but exceeding these would avoid "boxing in" the airport which would inhibit planned future development. Cecil County Airport's location, central to major metropolitan regions, uniquely positions it to benefit from overflow activity at other airports. By Delaware Valley Regional Planning projections, traffic at airports such as Cecil County Airport will increase considerably over time as capacity and facilities at Philadelphia International Airport and New Castle County Airport as a reliever are exceeded.

RATIONALE

The object of providing open areas around an airport and runway protection zones is to provide for strategically located areas under flight paths to permit a successful emergency landing without hitting any occupied structure, and to protect operating aircraft from collision with obstructions. Prince George's County's zoning document suggests these open areas

generally are stormwater management ponds, crop fields, golf courses, pastures, recreational playing fields and relatively flat areas free from towers, overhead power lines and tall trees.

Regulations generally prohibit establishment of assisted living and day care centers, hospitals, nursing care facilities, and schools in proximity to airports. Use of the land should not cause electrical interference with navigational signals or radio communications at the airport or electronic communication between the airport and airborne aircraft. Or, may not emit ash, dust, vapor, gases or particulate matter that may affect visibility and ground lights should not endanger taking off, landing or maneuvering aircraft. The number and type of runway protection zones depends on the size and type of operations of the airport. The defined Cecil County's areas would allow for safe operation of 3 instrument approaches which necessitate a more widespread protection area than would a small, daylight-only "utility" airport.

ECONOMIC IMPACT OF THE AIRPORT

Community general aviation airports such as Cecil County Airport attract business to the area and are a vital economic resource. Because airlines and their airports are becoming less and less attractive, more inconvenient, and fraught with delays, etc. business, charter, and recreational flying has increased at general aviation airports. Locating a business near an airport allows for rapid and convenient movement of parts, products and personnel in a timely fashion. In addition, the airport has a critical function in law enforcement and emergency response.

Activity at a general aviation/ corporate airport contributes to the local and state economy by generating business revenue to local, regional and national firms providing services to the airport and its tenants. The firms include fixed base operators, maintenance/avionics providers charter operators, corporate flight departments, flight schools and in turn, they provide employment and income to individuals who pay taxes. Impacts which an airport contributes are direct, induced, and indirect. Revenue income is generated by firms which provide services to the airport, income which is dispersed throughout the economy by hiring to provide the service, to purchase goods, to pay for airport use and to pay taxes. In includes wages to employees who in turn spend them in the community and lead to more regional jobs due to purchases by firms dependent on airport activity. Tax revenue is generated by tenants, firms, and employees of the airport.

In 2005, Cecil County Airport contributed the following direct, indirect and induced benefits to the regional economy: 34 jobs (those created by the airport or due to airport activity and wages spent locally) and \$1.8 million in personal income (measure of personal wages and salaries received by individuals employed due to airport activity); \$874,000 in total business revenues, \$565,000 in local purchases and \$185,000 in tax revenues. Cecil County Airport is promoting corporate growth in order to expand by attracting aviation related businesses as tenants and by improving access and services for business and corporate aircraft such as the new VLJ's (very

light jet aircraft) and PLJ's (personal light jets), certain twins and turbo-props and by establishing on-demand, air taxi service.

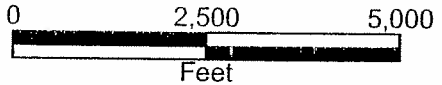
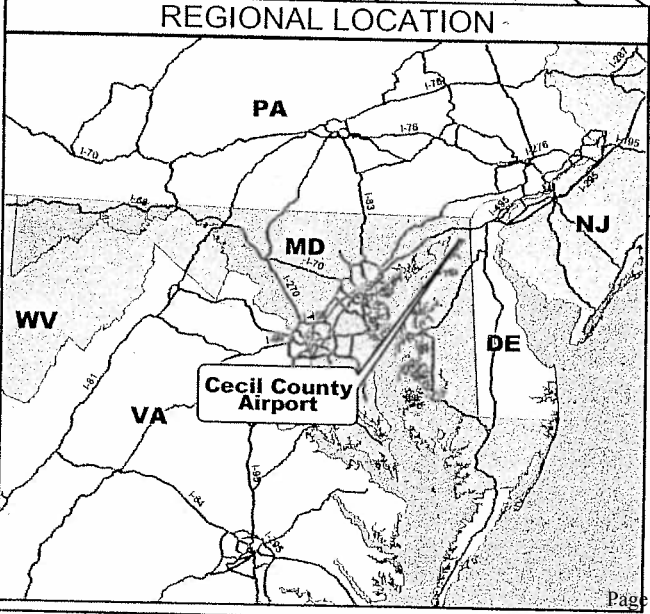
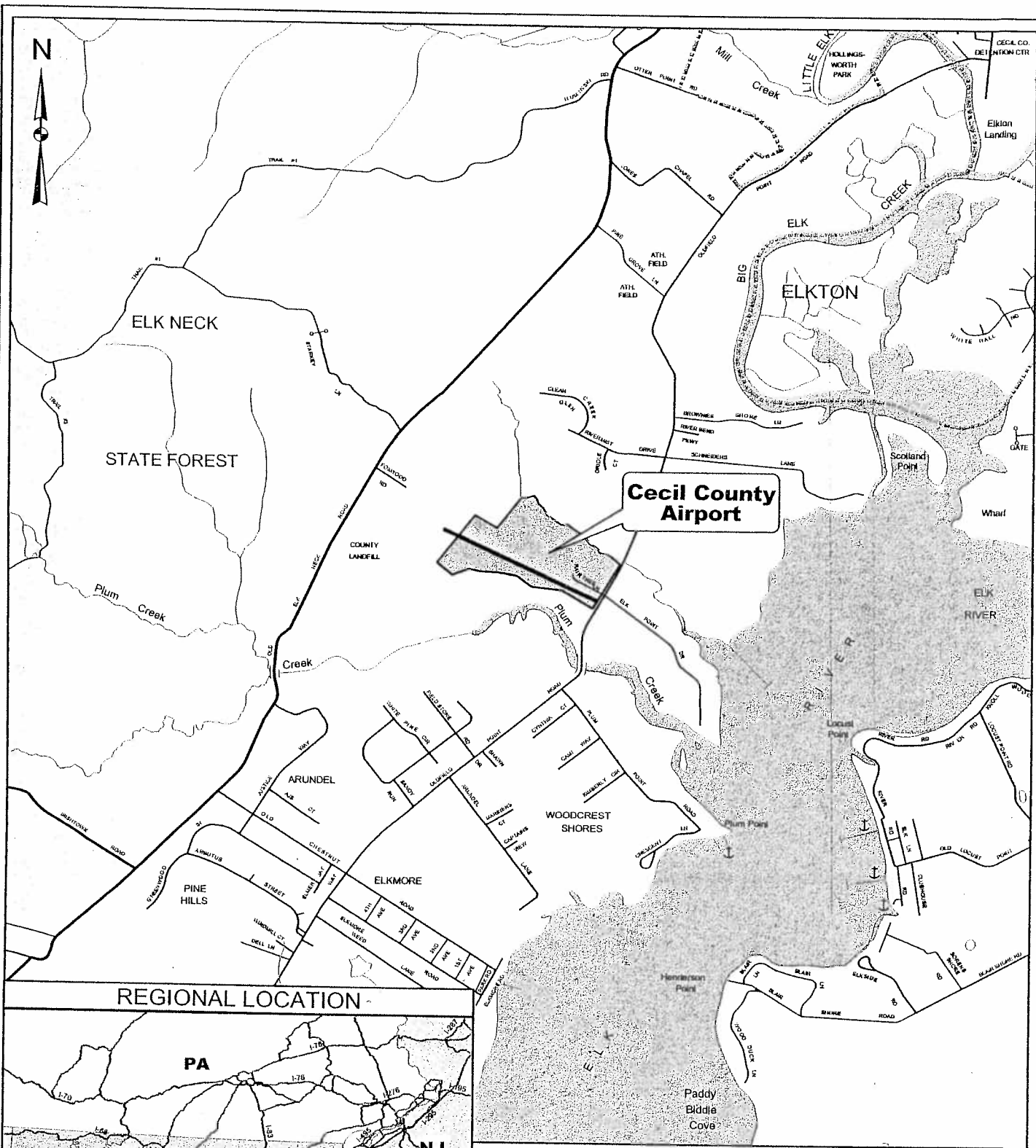
RECOMMENDATIONS FOR CONSIDERATION IN LAND USE PLANNING

1. Using the Prince George's County document as a model, develop a comprehensive plan addressing zoning issues specific to the airport and its Runway Protection Areas (RPA's)
2. Appoint a committee to develop the ordinance for general aviation policy, including a mechanism for hearings for appeals, etc.
3. In concert with airport ownership and management, determine the dimensions for the size and shape of runway protection zones (RPZ's) following the FAA and MAA mandates and the approved Airport Master Plan.
4. When a structure is proposed (building or tower, etc.) seek a favorable concurrence with the Maryland Aviation Administration. Any penetration into protection zones is a concern.
5. In addition to the mandated zones, encourage airport adjacent properties to be purchased by the airport owners for future expansion or provide incentives for nearby property owners to sell or lease for airport future use. Perhaps use deed restrictions or codicils for discouraging residential construction too close to approach areas.
6. Cooperate closely with airport owners and the MAA/ FAA in planning for compatible land use around the airport- perhaps light industrial or recreational. Whenever possible preserve nearby forests and parklands.
7. Avoid construction of roads, by-passes or rail routes which would put heavy traffic directly under airport flight paths.
8. Plan land uses around the airport which would enhance airport security
9. Make developers, realtors, and prospective property owners aware of the location of the airport and its flight paths.
10. Educate airport users to be sensitive to noise pollution from aircraft operations and adopt a "good neighbor" policy in relation to noise/fuel emissions/ relationship with neighbors and community involvement in ongoing airport issues.
11. Appoint an Airport Advisory Committee to address airport issues and to promote the airport and encourage airport use for the furtherance of economic development for the community.

Attachments:

Excerpts from Cecil County Airport' "Airport Master Plan"

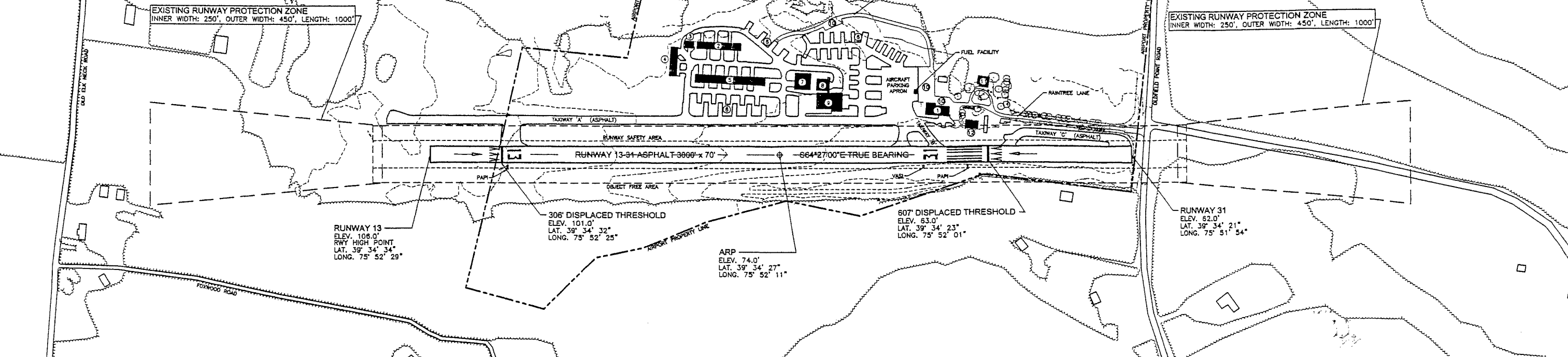
Excerpts from FAR Part 77



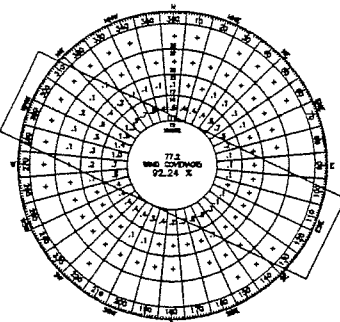
CECIL COUNTY AIRPORT CECIL COUNTY, MARYLAND		
LOCATION MAP		
SCALE: AS SHOWN	DATE: NOVEMBER 2003	FIGURE: 1-1
McFARLAND-JOHNSON, INC.		

K:\CECIL COIT-1621901 Master Plan\3 Draw\GIS\Location.mxd

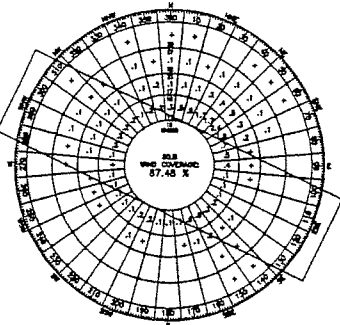
MAG. DECLINATION: 11.8° WEST
YEAR: 2003



CECIL COUNTY - 11.8° WEST DECLINATION
YEAR: 2003



ALL WEATHER WINDROSE



IFR WINDROSE

WIND COVERAGE		
	A/W	IFR
10.3	92.24%	87.46%

SOURCE: KEO, WASHINGTON DC, NOAA
1993-2000

RUNWAY DATA		
ITEM	13 - 31	EXISTING
EFFECTIVE RUNWAY GRADIENT	1.5%	1.5%
% OF WIND COVERAGE	ALL WX	92.24%
	IFR	87.46%
MAX. ELEVATION ABOVE MSL ON RUNWAY	106'	106'
DISPLACED THRESHOLD	308'/607'	308'
EFFECTIVE RUNWAY LENGTH	2894'/2393'	3000'
RUNWAY LENGTH	3000'	3000'
RUNWAY WIDTH	70'	70'
SURFACE TYPE	ASPHALT	ASPHALT
APPROACH SLOPE	20:1 - 34:1	20:1 - 34:1
PAVEMENT STRENGTH - SINGLE WHEEL	20,500 (ESTIMATE)	20,500 (ESTIMATE)
RUNWAY LIGHTING	MIRL	MIRL
RUNWAY MARKING	NP/NP	NP/NP
NAVAIDS (ILS / MLS, NDB ETC.)	NONE	NONE
VISUAL AIDS (VGSB, ETC.)	PANEL VGSB, PAPI	PANEL VGSB, PAPI
RSA DESIGN STANDARD	LENGTH 240'	240'
	WIDTH 120'	120'
RSA DIMENSIONS RWY 13	LENGTH N/S**	N/S**
	WIDTH N/S**	N/S**
RSA DIMENSIONS RWY 31	LENGTH N/S**	N/S**
	WIDTH N/S**	N/S**
RUNWAY CATEGORY (LTL, TR)	UTILITY	UTILITY
FAR PART 77 CATEGORY BY END	NPI/NPI	NPI/NPI
	LAT. RWY 13 39° 34' 33"N	39° 34' 33"N
	LONG. RWY 13 75° 52' 29"W	75° 52' 29"W
	LAT. RWY 31 39° 34' 21"N	39° 34' 21"N
	LONG. RWY 31 75° 51' 54"W	75° 51' 54"W
	WIDTH 20'-70' (VARIES)	20'-70' (VARIES)
TAXIWAY	SURFACE ASPHALT	ASPHALT
	PAVEMENT STRENGTH 20,500 (ESTIMATE)	20,500 (ESTIMATE)
	LIGHTING LTL	LTL
TRUE RUNWAY BEARING	S 64°27'00.0" E	66°42'700"E TRUE BEARING

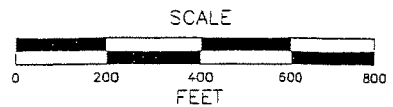
** 75' IN SOME AREAS
** N/S = NON-STANDARD (WIDTH AND LENGTH VARY)

AIRPORT DATA		
ITEM	EXISTING	
AIRPORT ELEVATION/RUNWAY HIGH POINT (M.S.L.)	108'	108'
AIRPORT REFERENCE POINT (ARP)	LATITUDE 39° 34' 27" N	39° 34' 27" N
	LONGITUDE 75° 52' 11" W	75° 52' 11" W
TERMINAL NAVAIDS	NONE	NONE
MEAN MAXIMUM TEMPERATURE - HOTTEST MONTH	87.2'	87.2'
OPERATIONAL ROLE	GENERAL AVIATION	GENERAL AVIATION
AIRPORT REFERENCE CODE	B-I	B-I
COMBINED WIND COVERAGE (A/W) % 10.3 KNOTS	92.24%	92.24%
DESIGN AIRCRAFT	PIPER CHEYENNE	PIPER CHEYENNE
AIRCRAFT APPROACH CATEGORY DESIGN GROUP	B (91 - < 121 knots)	B (91 - < 121 knots)
AIRCRAFT DESIGN GROUP APPROACH SPEED	1 (< 49 Feet)	1 (< 49 Feet)
OWNER	RAINTREE ASSOCIATES, LTD.	RAINTREE ASSOCIATES, LTD.
LAND OWNED IN FEE (ACRES)	72.6	72.6
AVIGATION EASEMENT (ACRES)	NONE	NONE
MAGNETIC DECLINATION	11.8° W	11.8° W

MODIFICATION TO STANDARDS			
ITEM MODIFIED	CURRENT STANDARD	PROPOSED DIMENSION	DATE APPROVED

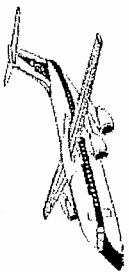
LEGEND		
ITEM	EXISTING	
RUNWAY	---	---
TAXIWAY	---	---
RUNWAY OBJECT FREE AREA	---	---
RUNWAY PROTECTION ZONE	---	---
RUNWAY SAFETY AREA	---	---
AIRPORT BUILDINGS	---	---
MISCELLANEOUS BUILDINGS	---	---
ROADS	---	---
CONTOURS	---	---
TREE LINE	---	---
FENCE	---	---
AIRPORT REFERENCE POINT	⊕	⊕
AIRPORT PROPERTY LINE	---	---

AIRPORT FACILITIES	
ID	EXISTING
1	TERMINAL
2	T-HANGAR (6-UNIT)
3	HANGAR A
4	HANGAR B
5	T-HANGAR (10 UNIT)
6	PAVED TIEDOWNS
7	HANGAR C
8	METAL QUONSET HUT
9	HANGAR D
10	AUTO PARKING
11	PRIVATE
12	PRIVATE

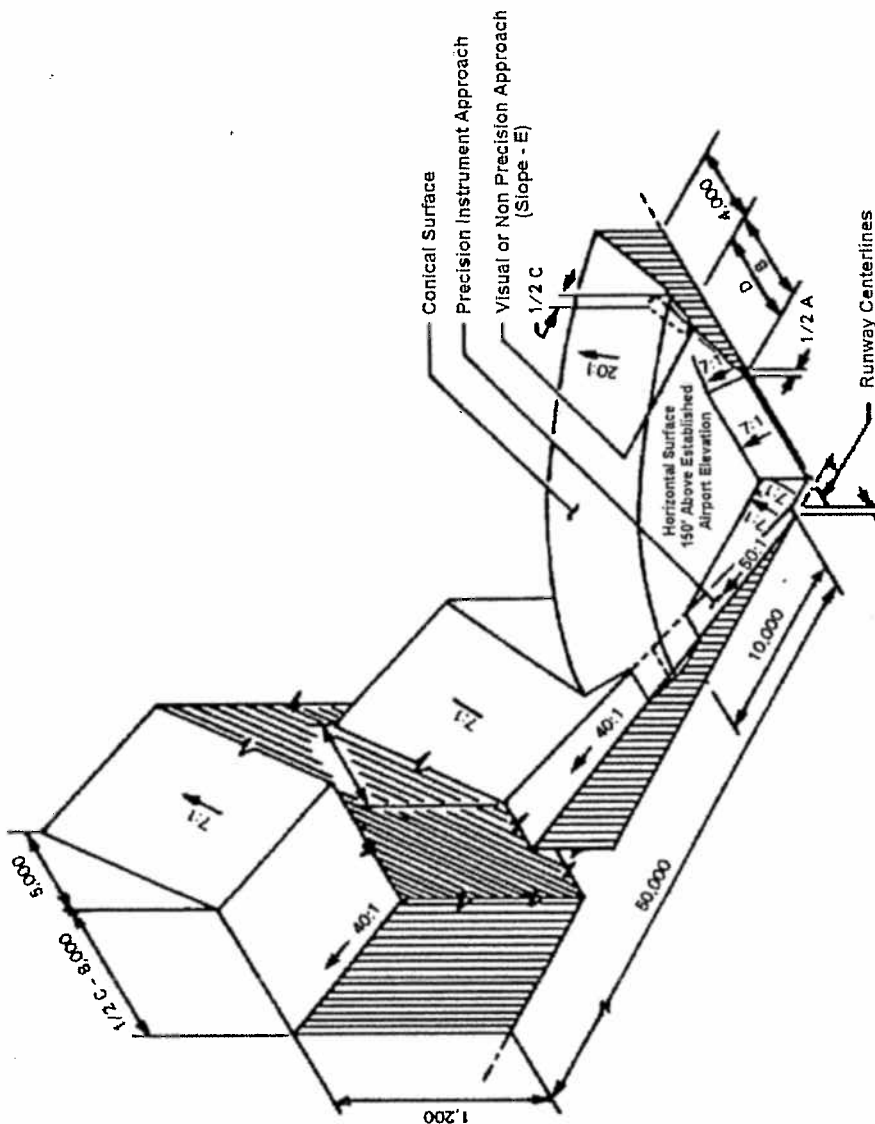


NOTE: NO SURVEY/MAPPING OBTAINED IN CONJUNCTION WITH THIS PROJECT. SOME FEATURE LOCATIONS ARE APPROXIMATE.

CECIL COUNTY AIRPORT COUNTY, MARYLAND			
EXISTING AIRPORT LAYOUT			
REV	DATE	DESCRIPTION	BY SPONSOR
SCALE: 1" = 200'		DESIGN: CGN	SHEET: 1-2
DRAWN: FMH		PROJECT: 16219.01	
CHECKED: CGN		DATE: NOVEMBER 2003	

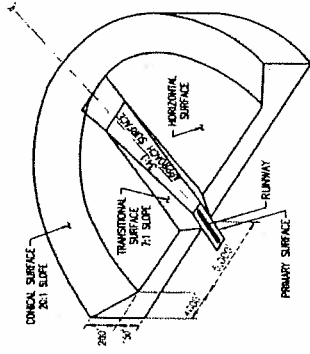


Imaginary Surfaces



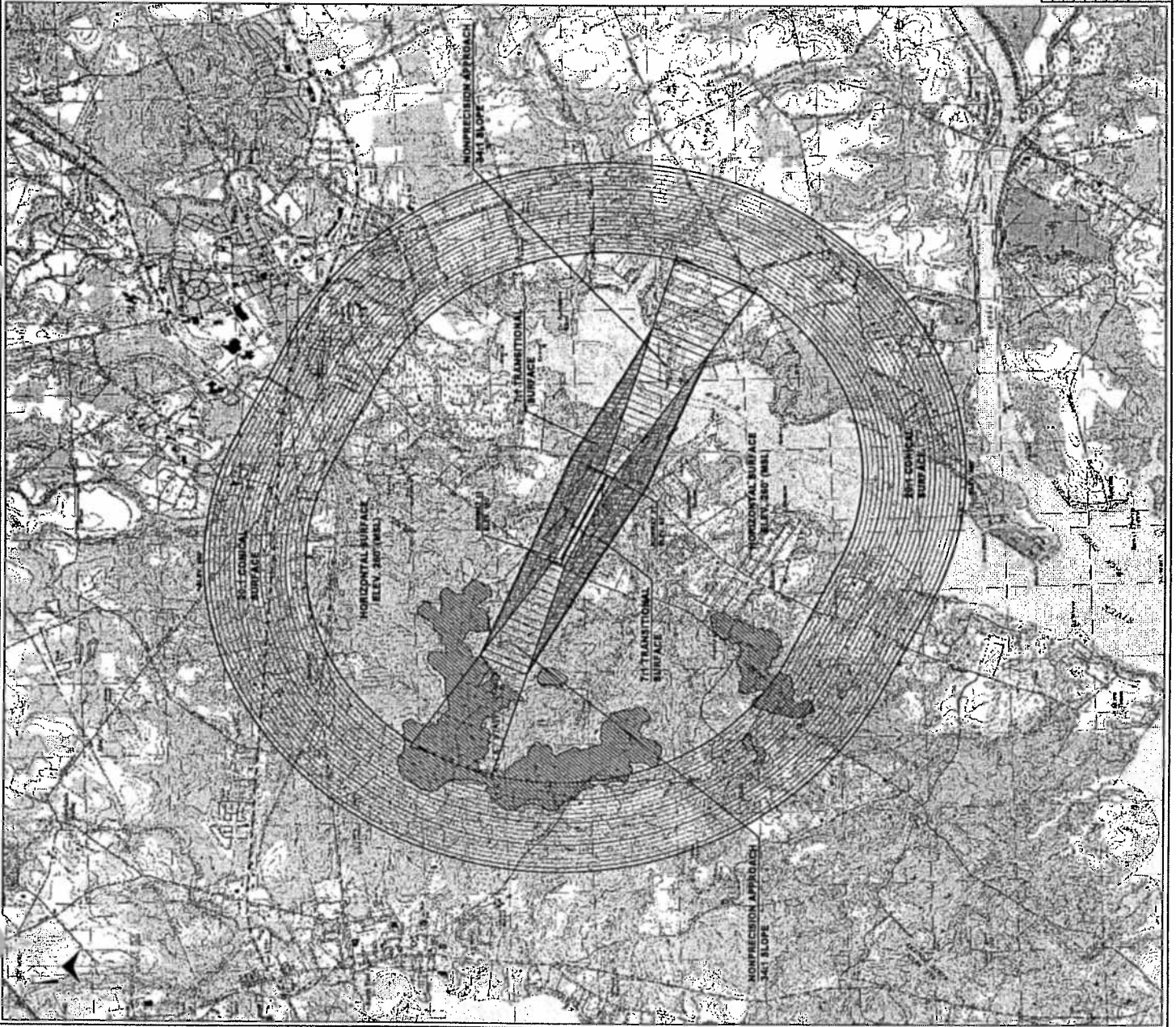
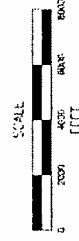
Source: <http://www.ngs.noaa.gov/AERO/oisspec.html>

ISOMETRIC VIEW OF IMAGINARY SURFACES



- AREA SHOWN REPRESENTS OBSTACLES, POLES, TOWERS AND BUILDING OBSTRUCTIONS IN THE HORIZONTAL AND CONICAL SURFACES. (ASSUMED APPROXIMATE TREE HEIGHT 100')

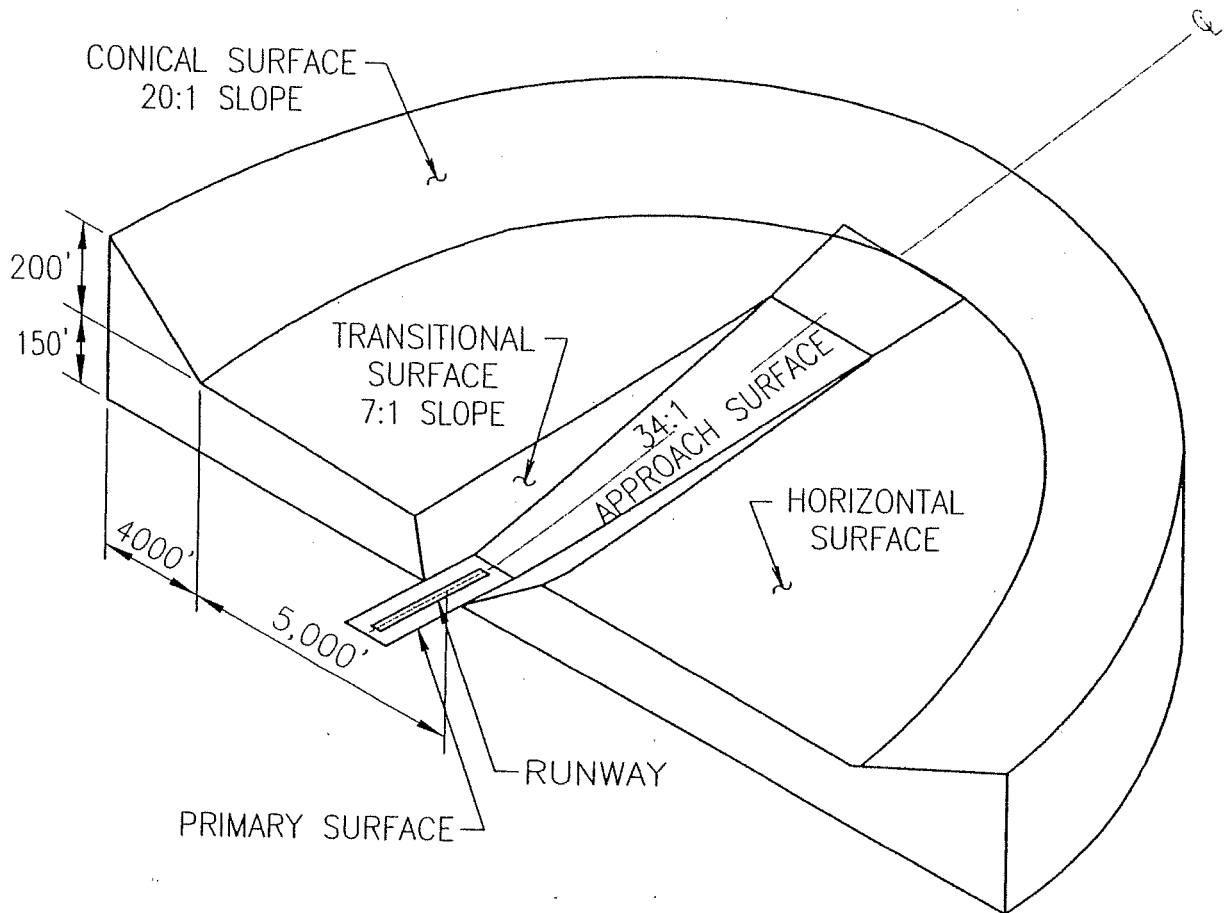
OBSTRUCTION LIGHTS SHOULD BE INSTALLED AT THE HIGH POINTS OF THESE AREAS.



SOURCE: METEOROLOGIC USA TERRESTRIAL GEODINAMIC INDICES

CECIL COUNTY AIRPORT		COUNTY, MARYLAND	
IMAGINARY SURFACES			
REV.	DATE	DESCRIPTION	BY
1	11/11/2021	ISSUE FOR CONSTRUCTION	W. J. JONES
DRAWN BY: W. J. JONES		SCALE: 1" = 2000'	SHEET NO.: 3
CHECKED BY: J. L. JONES		DATE: 11/11/2021	PROJECT: CECIL COUNTY AIRPORT
APPROVED BY: J. L. JONES		DATE: 11/11/2021	PROJECT: CECIL COUNTY AIRPORT

ISOMETRIC VIEW OF IMAGINARY SURFACES



CECIL COUNTY AIRPORT
CECIL COUNTY, MARYLAND

PART 77 SURFACES

SCALE: NONE	DATE: OCTOBER 2003	FIGURE: 3-4
-------------	--------------------	-------------

Airport are smaller than the proposed surfaces. This change is due to the increased use of the airport by jet aircraft. The imaginary surfaces are described below and are illustrated in Figure 3-4.

- **Primary Surface:** A surface longitudinally centered on the runway. When the runway has a paved surface, the Primary Surface extends 200 feet beyond each runway end. The Primary Surface for a turf runway extends only to the runway end. The width of the Primary Surface depends upon the type of approach provided to the runway. The elevation of any point of the Primary Surface is the same as the nearest point on the runway centerline.

The existing Primary Surface for Runway 13-31 is 500 feet wide, based on the existence of a straight-in, non-precision instrument approach to Runway 31. The development of a procedure to Runway 13 and/or the implementation of an APV will not effect this surface, given the recommendation for a 1 mile visibility minimum.

- **Horizontal Surface:** A horizontal plane 150 feet above the highest point on the runway surface. The elevation of the Horizontal Surface at Cecil County is 256 feet MSL. The edges of this surface are currently defined by 5,000-foot radial arcs centered on the intersection of the end of the Primary Surface and the runway centerline, connected by tangents. These radial arcs will increase to 10,000-feet due to the increased use of the airport by jet aircraft.
- **Conical Surface:** A surface extending outward and upward from the perimeter of the Horizontal Surface at a slope of 20:1 for a horizontal distance of 4,000 feet. This surface will not change.
- **Approach Surface:** Inclined planes longitudinally centered on the extended runway centerline, extending outward and upward from the Primary Surface. The dimensions and slope of these surfaces are based on the category of approach (visual, non-precision, or precision), the visibility minimums of the published approach(es), and the type of aircraft that will use the approach. At Cecil County, these surfaces are based on the current and future use by jet aircraft in the B-I ARC. Non-precision approach procedures with vertical guidance based upon GPS technology (APV) are recommended for both runway ends. The recommended visibility requirement is one mile for both runway ends. Based upon these recommendations, the dimensions and slopes are shown in Table 3-2. The width and length of the approach surfaces will increase along with a change from a 20:1 slope to a 34:1 slope.
- **Transitional Surface:** A surface extending outward and upward at right angles from the sides of the Primary and Approach Surfaces at a slope of 7:1. The Transitional Surfaces terminate at the overlying Horizontal Surface. This surface will not change.

Runway End	Existing		Proposed	
13	<i>Length</i>	5,000 feet	<i>Length</i>	10,000 feet
	<i>Inner width</i>	500 feet	<i>Inner width</i>	500 feet
	<i>Outer width</i>	1,250 feet	<i>Outer width</i>	3,500 feet
	<i>Slope</i>	20:1	<i>Slope</i>	34:1
31	<i>Length</i>	5,000 feet	<i>Length</i>	10,000 feet
	<i>Inner width</i>	500 feet	<i>Inner width</i>	500 feet
	<i>Outer width</i>	2,000 feet	<i>Outer width</i>	3,500 feet
	<i>Slope</i>	20:1	<i>Slope</i>	34:1

When an object penetrates an imaginary surface, it is considered an obstruction to air navigation. The determination of whether an object constitutes a hazard to air navigation is made by FAA on a case by case basis. Obstructions to air navigation should be removed if feasible, or marked and lighted if not.

Further review of FAR Part 77 Surfaces will be completed in conjunction with the Airport Layout Plan Drawing Set, however no inner approach drawing will be provided as part of this planning project. It is anticipated that the majority of obstructions to the airport imaginary surfaces are trees that are located off of airport property.

3.2.5 Land Acquisition

FAA guidance recommends that airports own sufficient land to provide control of the runway environment including, at a minimum, the Primary Surface, the RSA, ROFA and Runway Protection Zone (RPZ), and any taxiways and taxiway clearance areas. Land on which to provide aprons, hangars, and other airport facilities should be adequate to meet future needs. Acquisition of these lands that are deemed necessary for aviation use are usually eligible for funding assistance through State grants or from the FAA for eligible airports.

At Cecil County, the airport generally has ownership of property needed for landside development, however airside facilities are extremely constrained by property boundaries. Portions of the Primary Surface, the RSA, ROFA, and the runway and taxiway are off of airport property. Both RPZs are also off of airport property.

It is recommended that the airport seek acquisition of the property located immediately to the northwest of the current airport property, which it currently leases from the County to use as a portion of its runway/taxiway system. Where acquisition in fee simple interest is not possible, the airport should seek aviation easements so that compatible land use is assured and any obstructions can be removed.

In addition to the areas noted above, the airport will also need to acquire sufficient property to accommodate recommended improvements. Land acquisition to accommodate the provision of a 4,800 foot runway/taxiway and any acquisition required to meet landside improvements will be reviewed in the Alternatives Chapter.

Cecil County 2010 Comprehensive Plan Citizens Oversight Committee Draft Concept Plan – July 2009 Comment Form

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. **Please return this form (via mail, e-mail or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered.** Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

Ref to why do you plan for more 54 to households & 47% employment. That raises taxes again & much higher on existing home owners. Every new approved house or lot has 2-3 children @ \$8,500 each to just educate them total cost around \$20,000/year with taxes @ \$2,000/home an \$18,000 deficit every year for 20 years. In 5 years my taxes have doubled, why aren't the developers paying for this? Why did you use 1990 to 2005 when in just one meeting Aug 2006 by 6,000 lots were approved & another 8,000 lots by year end. What about 2007 & 2008 probably 25,000 new approved households one hell of an impact. All the information is available today & current from where is the focus on industrial & Commercial now existent in the plan! They do not use schools & other services that ultimately raise residential taxes like mine.

Information:

Name: JOHN PADLINSKI
 Address: 86 BOHEMIA LANE
 City, State: EARLEVILLE MD 21919
 E-mail address: john@taraearth.com

Drop off the form at the meeting or send to:

Eric S. Sennstrom
 Director of Planning & Zoning
 200 Chesapeake Blvd., Suite 2300
 Elkton, MD 21921
 Office: 410.996.5220
 Fax: 410.996.5305
 E-mail: ESennstrom@ccgov.org

Thank you for your participation!

**Cecil County 2010 Comprehensive Plan
Citizens Oversight Committee Draft Concept Plan – July 2009
Comment Form**

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. **Please return this form (via mail, e-mail or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered.** Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

Mr. Sennstrom, 08/12/09
I am encouraged to see that Cecil County is trying to address the Nitrates + MDLs. Many of the States and local governments are also dealing with this issue and will be good help to Cecil County as reference.

Massachusetts Bay Project has a Newsletter and would like web Page on Alternative on site Septic Systems - aoss - Many US EPA Studies, focusing on Marine and Estuarine Water, confirm the need to address the issue of Nitrogen and Pathogen contributing from on site septic systems. Please focus on this in the comprehensive Plan!

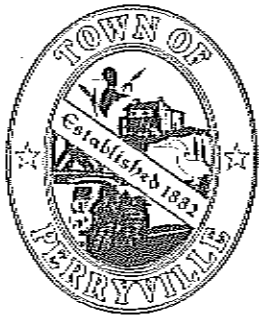
Information:

Name: Sally Stolley
Address: 202 Octoraro Rd
City, State: Conowingo Md
E-mail address: Office 2 @Stolley
Sails.com

Drop off the form at the meeting or send to:

Eric S. Sennstrom
Director of Planning & Zoning
200 Chesapeake Blvd., Suite 2300
Elkton, MD 21921
Office: 410.996.5220
Fax: 410.996.5305
E-mail: ESennstrom@ccgov.org

Thank you for your participation!



Town Commissioners of Perryville

515 Broad Street, P.O. Box 773
Perryville, Maryland 21903-0773
(410) 642-6066
(410) 642-6391 (Fax)
Email: townhall@perryvillemd.org

Mayor
James L. Eberhardt

Commissioners
Barbara A. Brown
Alan Fox
Michelle Linkey
Gary W. Tennis

Town Administrator
Denise Breder

August 11, 2009

Eric Sennstrom, Director
Cecil County Office of Planning
200 Chesapeake Boulevard
Suite 2300
Elkton, MD 21921

Dear Eric:

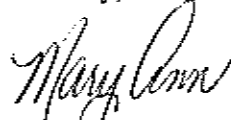
I've reviewed the Cecil County Comprehensive Plan with Denise Breder, and we would like to offer the following:

1. The Town's Growth Area map has several mistakes on it and Commissioner Brown provided those corrections. Her concerns were related to the Town Park (Parcel 101,104 Acres) given the Town by the VA indicates employment on your Future Land Use Map. As Commissioner Brown indicated, this property is restricted to parkland use and should have the same designation as Parcel 67. Parcel 67 is properly designated as rural Conservation on your land use map.
2. Page 9, number 4 dealing with roads in the County. It is imperative that the County include the I-95/Md 222 interchange as a major concern for future growth in the western part of the County. Along with the concern for weaving caused by the weigh station other concerns were recently address through a series of Traffic Impact Studies involving numerous developments in this area. The construction of a new four lane bridge over I-95 (due to the age of the structure a new bridge would have to be built vs addition to existing). The widening of MD 222, and the traffic concerns due to the toll booths on I-95 are major improvements necessary in the highway system before additional development can occur in this growth corridor. Without these improvements within the next 5-10 years, development in this region will be limited.. This would include the Chesapeake Overlook Project (additional VLTs, hotel, other destination attractions), Bainbridge (commercial as well as residential), Happy Valley (annexed by the Town) and potentially additional development to the north.

3. Page 9, number 6. The Town supports the expansion of the MARC service to Elkton, but feels the MARC station in Perryville is an immediate concern and encourages the County's support for the Town's efforts to develop a transit oriented development (being funded by WILMAPCO). Parking and other amenities would substantially enhance the use of the train.

We appreciate the County's efforts in keeping the municipalities informed through the process of updating their Comprehensive Plan.

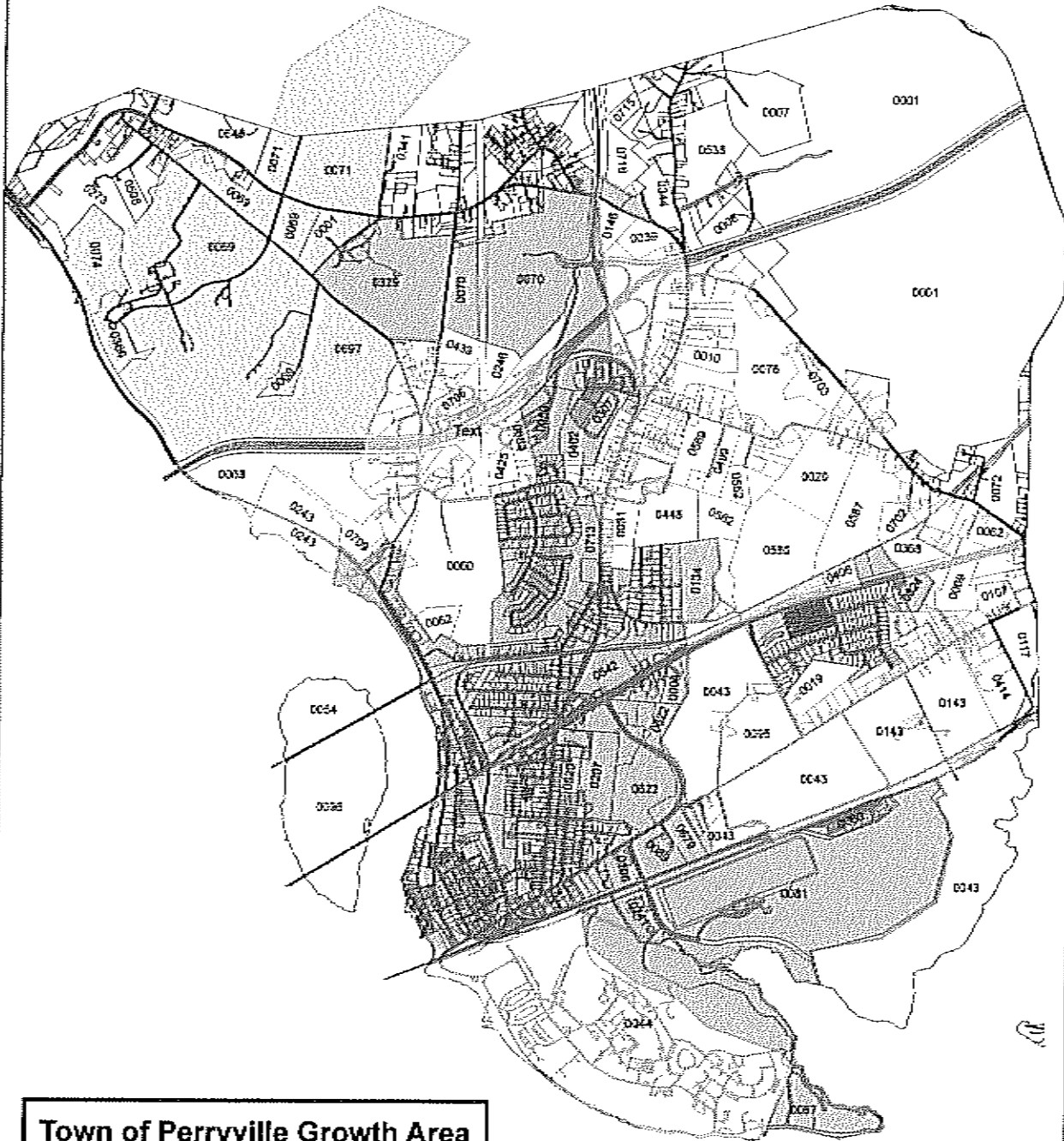
Sincerely,



Mary Ann Skilling
Town Planner

Copy: Diane C. Lane, Chair, Citizens Oversight Committee
Denise Breder, Town Administrator

Town of Perryville Growth Area Boundary

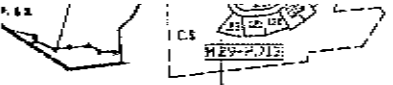


Town of Perryville Growth Area

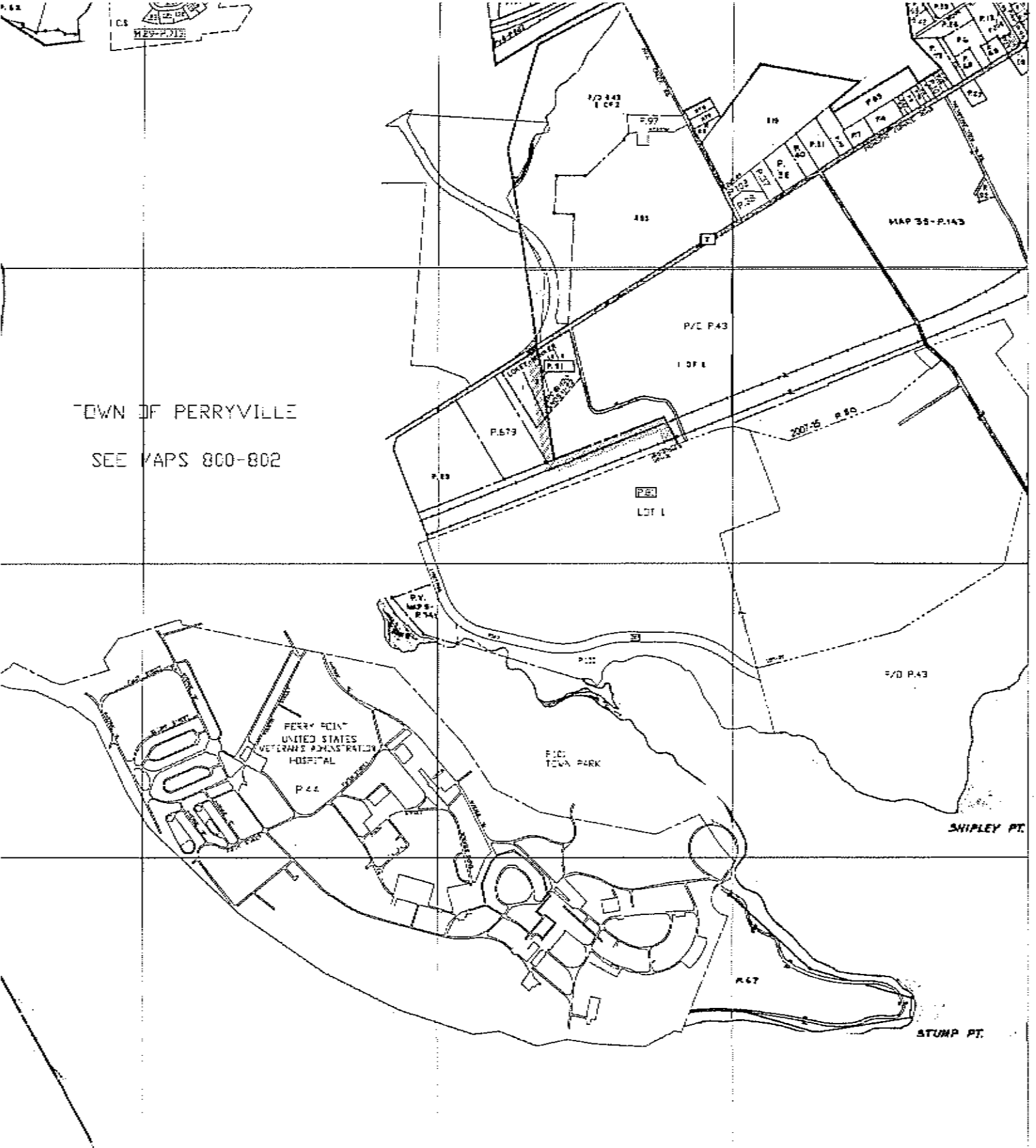
- Growth_Areaboundary_perryville
- DetailedTransportation_PerryvilleClip
- Centerlines_PerryvilleClip
- Corporate limits
- Future Growth Area
- Parcels_PerryvilleClip

Total area of Perryville Growth Area is approximately 3,083 acres





TOWN OF PERRYVILLE
SEE MAPS 800-802



1061

PROPERTY MAP
MARYLAND DEPARTMENT OF PLANNING
PROPERTY MAP SECTION

THIS IS A CONTINUATION OF THE PROPERTY MAP SECTION OF THE 1980 PROPERTY MAP SECTION OF THE TOWN OF PERRYVILLE, MARYLAND, AND IS NOT TO BE USED SEPARATELY FROM THE 1980 PROPERTY MAP SECTION OF THE TOWN OF PERRYVILLE, MARYLAND. THIS MAP IS THE PROPERTY OF THE MARYLAND DEPARTMENT OF PLANNING. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE MARYLAND DEPARTMENT OF PLANNING.

REVISED TO DATE BY DRAWN BY DATE
A-3 08 CA* V-62530

REVISION NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			



CECIL COUNTY,
MARYLAND

1067

20873377N
45232257E

107

Cecil County 2010 Comprehensive Plan Citizens Oversight Committee Draft Concept Plan – July 2009 Comment Form

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. **Please return this form (via mail, e-mail or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered.** Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

What is the cost + viability of onsite septic denitritation systems? Shouldn't we leave this up to the Health Dept.? Remember that government planning is, by necessity, inconsistent with the right to use your property as you wish and requires a trade-off of values and compromises. Also, please remember that the comprehensive plan will be used by the Planning Comm., Bd. of App., Cty. Comm. + Courts in determining future planned land use decisions. It is important that flexibility built into the language of the Plan so as to be able to address unforeseen circumstances, changes in technology + other considerations. Please remember the Towns can always annex if you make the County Plan too restrictive which could cause growth to occur where you don't want it. Also, adequate public facility requirements can be a problem. For example, the state won't approve ~~facilities until~~ ^{new facilities until existing facilities} exceed capacity. This again could drive annexation by Towns in areas unware

Information:

Name: Dwight Thomey
 Address: 18 Lake Forest Drive
 City, State: Elkton, MD 21921
 E-mail address: dthomey3te@comcast.net

Drop off the form at the meeting or send to:

Eric S. Sennstrom
 Director of Planning & Zoning
 200 Chesapeake Blvd., Suite 2300
 Elkton, MD 21921
 Office: 410.996.5220
 Fax: 410.996.5305
 E-mail:

Thank you for your participation!

**Cecil County 2010 Comprehensive Plan
Citizens Oversight Committee Draft Concept Plan – July 2009
Comment Form**

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. **Please return this form (via mail, e-mail or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered.** Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

- 1.) P23 "IMPACT FEES" last line: STATES "proposal has NOT BEEN SUPPORTED AT THE STATE LEVEL". This is incorrect AND MISREPRESENTS THE ISSUE. THE LANGUAGE SHOULD BE CORRECTED TO READ "proposal has NOT BEEN supported by the Cecil County delegation to the Maryland General Assembly."
- 2.) MISSED ANY MENTION OF SERVICE ROADS on RT 40 TO CONTROL ACCESS/EGRESS.
- 3.) 1000 FT STREAM BUFFER IS EXTREME.
- 4.) I do not believe sufficient employment space has been set aside to accommodate future growth, neither in the growth corridor in the areas between Elkton and North East AND between North East and Peregulle. In addition, I believe ADDITIONAL EMPLOYMENT SPACE SHOULD BE SET ASIDE OUTSIDE Rising Sun, Ches. City and Cecilton.

Information:

Name: Vernon Thompson

Address: Cecil Econ Dev

City, State: _____

E-mail address: _____

Drop off the form at the meeting or send to:

Eric S. Sennstrom
Director of Planning & Zoning
200 Chesapeake Blvd., Suite 2300
Elkton, MD 21921
Office: 410.996.5220
Fax: 410.996.5305
E-mail: ESennstrom@ccgov.org

Thank you for your participation!

----- Forwarded by Eric Sennstrom/Cecil County Gov on 08/03/2009 11:57 AM -----

From: Jennifer Bakeoven/Cecil County Gov
To: Eric Sennstrom/Cecil County Gov@Cecil County Gov
Date: 08/03/2009 11:56 AM
Subject: Fw: Cecil County Comprehensive Plan - Public Forum

FYI...

*Jennifer Bakeoven
Administrative Assistant
Cecil County
Office of Planning & Zoning
200 Chesapeake Blvd., Suite 2300
Elkton, MD 21921
Phone 410-996-8351
Fax 410-996-5305*

----- Forwarded by Jennifer Bakeoven/Cecil County Gov on 08/03/2009 11:56 AM -----

From: Clyde Van Dyke/Cecil County Gov
To: Jennifer Bakeoven/Cecil County Gov@Cecil County Gov
Date: 07/27/2009 08:59 AM
Subject: Re: Cecil County Comprehensive Plan - Public Forum

Ms. Bakeoven,

Although not individually highlighted, I would hope Open Space and Parks and Recreation will play a vital role in the plan. I understand the Parks Board has a representative on one of the sub-committees I will enquire with her.

Thanks, Clyde

From: Jennifer Bakeoven/Cecil County Gov
To: Administration Building
Date: 07/22/2009 08:01 AM
Subject: Cecil County Comprehensive Plan - Public Forum

On behalf of the Cecil County Comprehensive Plan's Citizens Oversight Committee (COC), I would like to invite you to attend a public forum on the Draft Concept Plan, from 6:00 pm to 8:30 pm Wednesday, July 29, in the Elk Room of the Cecil County Administration Building, 200 Chesapeake Boulevard, Elkton, MD 21921.

**Norman P. Wehner
PO BOX 493
North East, MD 21901**

August 9, 2009

Comprehensive Plan Overview Comments

To Whom It May Concern,

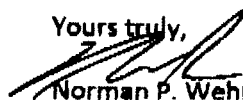
In overview the plan seemed to micro-manage certain areas, instead of sticking to general trends and directions. I object to this and urge that the micromanaging specifics be removed.

Specifically, I noted 2 items that I object to.

1. The requirement of septic denitrification systems within 1000 feet of a stream or wellhead. This is far too specific and ambiguous for a comprehensive plan. As we all know, definitions of these things at the state and federal level are subject to change and "reinterpretation" at any time, which could radically change the meaning and enforcement of what we do locally (what's the definition of a well head, or a stream?). Considering the huge expense to individuals, this should not be taken lightly.
2. Blanket expansion of the required non-tidal wetland buffer from 25 feet to 75 feet. As we know some defined wetlands can be nothing more than soggy spots in a yard. This blanket requirement could easily make many existing lots of record unusable for anything, with no benefit or good reason.

One of the plans major policy notes (page 3, paragraph 3) encourages growth management in areas outside of growth areas, to be tied to the percentage of building inside of the growth areas. The reasons for the extent of building in the two areas are not always related to general growth. If we have a year of a sewer system moratorium, leading to little or no building in the growth area, should that preclude building outside of the growth area? Building outside of the growth areas should be limited by incentive not mandate.

Thank you for considering my comments.

Yours truly,

Norman P. Wehner

**Cecil County 2010 Comprehensive Plan
Citizens Oversight Committee Draft Concept Plan –
Comment Form**

RECEIVED

JULY 2009

CECIL COUNTY OFFICE
OF PLANNING & ZONING

Thank you for reviewing the Draft Concept Plan. You may use this form to provide input to the Citizens Oversight Committee as it develops the complete Comprehensive Plan. **Please return this form (via mail, e-mail or fax) to the Office of Planning and Zoning at the address below by August 12 so that your comments may be considered.** Alternatively, you may e-mail the COC directly in care of Eric Sennstrom at the e-mail address below. There will be several other opportunities to give input as the plan process moves forward.

Please write your comments below (you may continue on the back or on additional pages):

RECEIVED

JUL 13 2009

CECIL COUNTY OFFICE
OF PLANNING & ZONING

Attached hereto are comments on the draft plan.

The paper includes five pages plus two attachments that include a copy of Page 15 of your present draft and a one-page summary from the 1990 Comprehensive Plan showing the call for cluster development in all six of our residential zones.

Information:

Name: Harlan C. Williams
Address: 5800 Telegraph Rd.
City, State: Elkton, MD
E-mail address: hcwillco@comcast.net
Phone: 410-392-8645

Drop off the form at the meeting or send to:

Eric S. Sennstrom
Director of Planning & Zoning
200 Chesapeake Blvd., Suite 2300
Elkton, MD 21921
Office: 410.996.5220
Fax: 410.996.5305
E-mail: ESennstrom@ccgov.org

Thank you for your participation!

To: Citizens Oversight Committee
From: Harlan C. Williams
Re: Comments on Draft Concept Plan
Date: August 12, 2009

The following is in response to the Citizens Oversight Committee's outline of their Cecil County Comprehensive Plan as presented on July 29th at the Cecil County Administration Building.

While many hardworking citizens spent countless, dedicated and laborious days and nights developing this new plan, it is evident that several of the no-growth activists chosen to be on the committee through their constant pressure, for appointments to same, were able to include a devastating section that would AGAIN result in huge diminution of Cecil County farmland values.

That portion of the Plan is found in Section 6, Page 15 entitled, "Goals and Objectives/Priority Preservation Area."

1. Preservation Area (see attached Page 15 from the plan.)

This states that in order for Cecil County farm owners to qualify for the State of Maryland agricultural preservation programs, we (Cecil Co.) must set aside 80% of our remaining undeveloped land. This is saying 05% of our lands would never be developed. What is the ramification of this inclusion??

Farmland Preservation payments (if and when available) made to farmers who desire to put their lands into the preservation programs are based on the difference between the values of their farms for development and the values for farming. If farms can't be developed anyway, what then would a farm family be paid for a preservation payment?

Were the farmers of Cecil County ever consulted to see if they preferred the ability to request farm preservation as opposed to higher values for their farm for at least a limited amount of rural development? I think not!

2. History of Cecil County's diminution of farm values.

The 1990 Comprehensive Plan allowed for 5 acre density for the NAR. This equaled 20 potential lots for every 100 acres.

If clustered on 40% of the land leaving 60% open space, you were allowed 33 lots per 100 acres located on the 40 acres.

In the SAR, the 1990 Plan allowed 8 acre density. This equaled 12 lots for every 100 acres and 5 acre density if clustered, which equaled 20 lots on 40 acres with 60 acres remaining as open space.

In August 2006 and effective January 1, 2007 the then County Commissioners passed new regulations relative to further down-zoning land in the NAR and SAR plus the fact that the alternative for cluster development with increased density and more open space was eliminated. Those densities were changed to 10 acre density in the NAR and 20 acre density in the SAR, which translated to 10 lots per 100 acres in the NAR and 5 lots per 100 acres in the SAR. That new regulation for lower densities devalued farm land once again.

Make-up of Committee

Even though Cecil County farmers own the vast amount of the lands in the NAR and SAR, there was not a single dairy, beef or grain farmer chosen to be on the Committee that would basically recommend the basis for future uses and, therefore, values of their lands.

How fair was this and at what point did the committee even seek these landowners' thoughts, ideas and concerns?

To add "insult to injury," the chairman for the farm subcommittee was not even a farmer or landowner and is well known to be in an organization (ARCA) that has held a "no growth" position, constantly challenging the county government in our legal system on many land use issues. His organization has not won a single issue in our courts because the county government has followed our existing comprehensive plan and our zoning and subdivision regulations to the letter of the law.

Having no success in our courts, it has been obvious that ARCA and these small but well-organized "no growth" groups turned their attention toward infiltration of the Comprehensive Plan Committee. They sought these appointments which were granted by members of the then County Commissioners who obviously caved into their requests. How, otherwise, could there have been so many members of the Committee that emanated from the "no growth" organizations.

The elements left in the plan relative to rural land uses are a result of complete audacity exhibited by the “no growthers” who live in rural communities that were once carved out of farmers’ farmlands. That’s OK for them but not for others, which, in the future who might want to live in a rural atmosphere. The “no growthers” really are saying “I have my rural home, the heck with any more!”

How many of the “no growth” champions on the committee would want to live in the designated Route #40/I-95 corridor that has been potentially carved out for most of our future growth?

This paper is not meant to imply that we don’t need a main corridor for growth. We do! We must remember, however, that many in Cecil County who have chosen a home here seeking a rural or semi-rural atmosphere.

Property Rights:

There are two major groups that want to see farmland retained in the County.

1. Active farmers whose families paid for their land through hard work and continued efforts to maintain the land.
2. Those who want the joy of riding through the countryside and enjoy the rural atmosphere our farms offer to us all.

The big difference is that the farmers own their lands and people who enjoy the fruits of the farmers’ continued efforts do not.

Farmers can continue farming as long as they desire and are physically able to maintain and operate their farms. Farming can be accomplished without regard or concern for density.

But what about the farmer who no longer is able to farm and has no one to keep it in profitable operation? This farmer needs and wants to retire and the value in his land when sold can be compared to the 401K retirement plan of thousands.

When one sells land, values and price are based on the highest and best use of that land. Farm lands do not carry as high a value as land used for development. Are those interested in preserving farm land through absurd and confiscatory land regulations ever consider that they are robbing a farmer of his property rights and retirement income?

Farmers almost annually require loans to finance their agricultural operations and equipment, etc. Before lending money to farmers, banks look at a farmers net worth, most of which revolves around the value of the farm. Banks judge the value of a farm for its highest and best value. Values as a farm just do not carry the load. Believe me, I sat on a bank board of directors for over 20+ years and know this to be a true fact for farm lending.

It is obvious that the nature of the Concept Plan leans much more toward the county's "protection" of farmers' land from any kind of development than it does toward "protection" of FARMERS!

Don't interpret this position as being against reasonable controls and tasteful methods of rural development. There are ways to preserve our agricultural lands and a pristine rural atmosphere in Cecil County without robbing our farmers. Nationally-recognized land use experts that have been invited here to address groups in our county have consistently pushed for and pursued the idea of rural clustering development wherein the housing can be well-hidden from our highways and byways.

In the Comprehensive Plan adopted in 1990, EVERY (all six) zoning districts including our two main rural areas called for clustering with the use of shared (community) facilities.

All of a sudden, in 2006, one commissioner, with no land use experience, but egged on by our "no growth" protectors, introduced and had the regulations passed to kill cluster development! Why? Because the "no growthers" applied pressure he bowed to their wishes.

Cecil County does not need a group of "no growthers" to dictate policy nor do we need a group of "pro-growthers" dictating policy. We need to be guided by "sensible growthers" and help develop the future of Cecil County in a positive, reasonable and enviable manner!

SR Zone in northeast part of Cecil County:

It is my understanding that the draft concept plan calls for a limitation of the SR Zone above the CSX Railroad in the 4th District to 2 units per acre even with supplied water and sewer. Inasmuch as water and sewer is

now scheduled for that area, it would seem ludicrous to change the density here from the existing SR density. This again appears to change the zoning in this area through a new Comprehensive Plan by those who were not successful in prohibiting development on this area through court action. Please leave the density alone in the existing SR.

Our Route #40 Growth Corridor:

While it is certainly a reasonable and practical solution to push much of our development into this area, especially when water and sewer sources become available, the corridor is certainly not a target for developers who wish to supply the market for those seeking a rural and semi-rural atmosphere for fine homes.

Surely we don't want our Route #40/I-95 corridor to become another Kirkwood Highway as developed between Newark and Wilmington with a proliferation of "Helter/Skelter" proliferation on entrances.

It would certainly be productive to be able to discuss these matters at meetings with the entire committee. This could be offered to several who may have some basic ideas that would be subject to discussion and or debate.

If you so decide, I hereby request an audience.

6. Environmentally Sensitive Areas

Goals and objectives

- Protect environmentally sensitive resources and natural features in all areas of the County, including steep slopes, streams, wetlands, floodplains, aquifer recharge areas, wellhead protection areas, forests, and habitat including the habitats of threatened or endangered species.
- *How?* Protect 80 percent of the remaining undeveloped areas of land in the designated Priority Preservation Area.
- *How?* Conserve agricultural and forest resource land, with special focus on the County's Priority Preservation Area
- *How?* Develop a systematic approach to protect the County's Green Infrastructure resources.
- Manage watersheds in ways that protect, conserve and restore their hydrologic and water quality functions.

Discussion

Priority Preservation Area

Counties like Cecil that wish to maintain state-certification of their agricultural land preservation programs must include a Priority Preservation Areas element in their comprehensive plans. A Priority Preservation Area (PPA) is an area that:

- Contains productive agricultural or forest soils, or is capable of supporting profitable agricultural and forestry enterprises where productive soils are lacking;
- Is governed by local policies that stabilize the agricultural and forest land base so that development does not convert or compromise agricultural or forest resources;
- Is large enough to support the kind of agricultural operations that the County seeks to preserve, and
- Is accompanied by the County's acreage goal for land to be preserved through easements and zoning in the PPA equal to at least 80 percent of the remaining undeveloped areas of land in the area.

The proposed Cecil County PPA is in three parts; northern rural area, southern rural area, and Elk Neck Peninsula and covers approximately 125,800 acres or 57 percent of the County. The land preservation goal within the PPA is approximately 79,000 acres (80 percent of the undeveloped land in the PPA), of which approximately 53,600 acres are not yet protected (Map 3, Table 4). The PPA does contain some existing developed areas. Creation of the PPA would not affect these areas, and some additional development would be expected to occur in the PPA, provided it was consistent with the 80 percent preservation goal. *with?*

The PPA acreage preservation goal is aggressive, above previous County goals³. State certification of the PPA, and any refinement to the area and the acreage preservation goal, would occur when the County applies for recertification of its agricultural land preservation program.

³ In 2000 the Cecil County Board of County Commissioners adopted by resolution farmland preservation goals of 30,000 acres in the Comprehensive Plan's Resource Protection District, and 25,000 acres in the Rural Conservation District by the year 2025. As of 2005 18,300 acres had been preserved (source 2005 LPPRP).

ALL SIX OF CECIL COUNTY'S RESIDENTIAL DISTRICTS CALL FOR SHARED (COMMUNITY) FACILITIES

DEVELOPMENT DISTRICT

Sewer and Water Supply D.R. ZONE

The Development District is served by public sewer and water (S-1 and W-1) or is slated for sewer and water service by 1992 (S-2 and W-2) as designated in the Cecil County Ten-Year Water and Sewerage Plan. Other areas are included in the Development District to allow for future development. These areas should be included in sewer and water planning areas if provision of sewer service to them is feasible. Housing development on parcels not yet served by public sewer should be clustered and community septic fields used to allow the remainder of the site not designated as open space to be developed in the future when public sewer is provided.

Due to past industrial practices in some areas of the Development District a full site assessment study should be required before development takes place.

TOWN DISTRICT

Sewer and Water Supply T.R. ZONE

Town Districts are either served by public sewer and water (S-1 and W-1 sewer and water service areas) or are planned for service by 1992 (S-2 and W-2) as designated in the Cecil County Ten-Year Water and Sewer Plan. To obtain a compact town form, areas outside S-1 or S-2 areas are included in the Town District. It is recommended that these areas be provided with water and sewer service if feasible. Housing development on parcels not yet served by public sewer should be clustered and community septic fields used. Areas otherwise suitable for development should be released for development when public sewer is provided.

VILLAGE DISTRICT

Sewer and Water Supply V.R. ZONE

Village Districts will depend on onsite sewage disposal and groundwater. Shared facilities are encouraged to provide for efficient development patterns throughout the District and preserve open space at district boundaries. Public sewer and water should only be provided to Village Districts if there is a threat to public health by continuation of onsite disposal or if public service can be readily extended from adjacent areas. Other strategies to correct failing septic systems, such as spray irrigation of effluent on open space near the village, should be explored.

Prior to public sewer and water connections, a subarea plan should be prepared, which specifies a grid street system, focal points of major squares, and gateway treatment at the entrance to the Village District. Where public sewer does serve a village, higher densities of housing and intensities of commercial use should be allowed.

SUBURBAN DISTRICT

Water and Sewer S.R. ZONE

It is anticipated that most development in the Suburban District will continue to use on-site well and septic systems or shared community facilities during much of the planning period. Public water and/or sewer service should be planned for appropriate portions of the District, particularly those portions which are contiguous to existing development. Where on-site well and septic systems are required, the County should permit shared sewer facilities which may be located on common open space areas.

RURAL CONSERVATION DISTRICT

Sewer and Water Supply NAR/RR ZONES

The County should not program construction of public sewer and or water systems in the Rural Conservation District except in cases where a threat to public health exists as a result of existing conditions. Residential and other non-agriculture development should be served by on-site sewer and water facilities. The use of shared sewer facilities provides more opportunity to preserve open space areas. The County should work with the local Health Department to establish procedures for permitting shared sewer facilities.

RESOURCE PROTECTION DISTRICT

Sewer and Water Supply S.A.R. ZONE

The County should not plan for the provision of public sewer and or water service in the Resource Protection District except in cases where a threat to public health exists as a result of existing conditions. Where permitted, residential and other non-agricultural development should be served by on-site sewer and water facilities. Shared sewer facilities that permit greater opportunity to preserve open space should also be encouraged. The County should adopt ordinances to permit shared sewage facilities where appropriate.



Awaiting a Letter from the Town of Elkton