CECIL COUNTY COMPREHENSIVE PLAN CITIZEN OVERSIGHT COMMITTEE
MEETING MINUTES
17 June 2009

Present: Bennett, John; Broomell, Diana; Buck, Walter; Butler, Eileen; Clewer, Jeff; Colenda, Sarah; Derr, Dan; Doordan, B. Patrick; Edwards, Sandra; Folk, Patricia; Gell, Robert; Gilley, Paula; Jackson, Ann; Kilby, Phyllis; Lane, Diane; Polite, Dan; Priapi, Vic; Pugh, Mike; Rossetti, Rupert; Smyser, Chuck; Stewart, Gary; Strause, Vicky; Thorne, Owen; Walbeck, Carl; Whitehurst, Dan; Whiteman, Will; Wiggins, Kennard; Bayer, Michael – ERM; Graham, Clive – ERM; Di Giacomo, Tony; Sennstrom, Eric

Absent: Bunnell, John; Cairns, Ed; Day, Shawn; Deckard, Donna; Denver, John; Duckett, Vernon; Ellerton, Vaughan; Shaffer, Henry; Snyder, Linda; Tapley, Donna

Observers: Kaplan, George; Moore, Tari; Valentine, Nancy; Wallace, Wyatt

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

Approval of Minutes: Motion was made by John Bennett to approve the 27 May 2009 meeting minutes. Motion was seconded by B. Patrick Doordan. All members present voted in favor of the motion. Motion carried.

New Business: Dr. Lane called attention to the schedule and said she did not want to rush the Committee through tonight's agenda. She stated that the Committee needs to take its time and if necessary, we can meet on the 24th. Dr. Lane noted that Sandra Edwards had made her aware of a publicity brochure that Queen Anne's County was using to get the word out about their comprehensive plan efforts. ERM has prepared a similar brochure for Cecil County's endeavor and Dr. Lane stated that it will be e-mailed to the Committee members for their perusal. Dr. Lane also reported that she will be meeting with the *Cecil Whig* to further publicize the COC's efforts. She reminded the COC members that they need to promote the public forum to the factions they represent so that the Committee and ERM can receive the feedback necessary to proceed with the process. The date of the public forum, either 7/15 or 7/22 will be locked in once we know how we are progressing in the review of the concept paper. B. Patrick Doordan asked as to what color on the matrix we were concerning ourselves with. Dr. Lane indicated that orange is the color of concern for tonight.

Clive Graham provided his expectations for the meeting and explained what he hoped to achieve with the concept paper. He stated that his primary purpose is to get a short document out to the public to receive feedback on our progress. Mr. Graham indicated the date of the public forum will be determined at the end of tonight's meeting. He further explained that all references to advisory committee will be changed to oversight committee and that an executive summary will be added. Mr. Graham explained the contents of the introduction and the anticipated schedule. Vicky Strause noted that the second bullet at the bottom of the first column on the introduction page needs to be revised

since the County has no role in the funding of fire stations. B. Patrick Doordan noted that "would" should be changed to "could" in the first paragraph on the same page.

Mr. Graham proceeded to progress through the document's opening pages and summarized their contents. Kennard Wiggins queried as to whether the COC is comfortable with the MDP 2030 population projection and do we want the County's population to be 154,954 in 2030. Mr. Graham noted that if the COC desires a lower population, then options would need to be explored to limit growth such as building permit caps. Carl Walbeck stated that the MDP projection has not been an issue to date and he questioned as to whether that is pertinent. TClive Graham said that the adoption of the land use map last month had the build-out numbers implicit in it, though to his knowledge the COC had not discussed the desireabilityof a 20 year population increase to 154,954. Discussion ensued on what would be the appropriate amount of growth for the County over the next 20 years. The COC decided to move through the concept paper and revisit at the end. Rupert Rossetti interjected that storm water management should be included in the list of community facility needs bullets on the first page. Ann Jackson noted that the concept of protecting private property rights was missing from the document. Michael Bayer reminded the COC of the different steps in the process and that according to the matrix, different issues would be addressed at different stages. He reminded the COC that their focus should be on those items that merit their attention at this stage in the process. Eileen Butler opined that others may want to add their goals and we begin to slide down the proverbial slippery slope. Carl Walbeck made a motion to change the color code of property rights (Line 104 of goals) from blue to orange and include in the concept paper. Motion was seconded by B. Patrick Doordan. Rupert Rossetti demanded clarification in what is meant by private property rights, does that mean the right to develop. Diana Broomell noted that property rights are a two edged sword. Discussion ensued regarding private property rights.

Dr. Lane called for a vote. 12 members voted in favor of Carl Walbeck's motion. 10 members opposed the motion. Motion carried. 5 members did not vote.

Eileen Butler made a motion to include line 77 from the matrix as well. Discussion ensued on Ms. Butler's motion. Eileen Butler withdrew her motion.

Phyllis Kilby stated that establishing water and sewer service in the Low Growth areas would not be feasible due to the density of the areas. Sarah Colenda noted that the economic development community is concerned with state funding assistance. Discussion ensued on whether the provision of water and sewer in the Low Growth areas are a priority. Rupert Rossetti expressed consternation with the different nomenclature for the growth area and by the confusion that creates. Kennard Wiggins observed that due to the confusion it creates, the growth corridor should not be defined. Clive Graham offered to create a map with color coding for growth corridor, growth area and rural areas if it would help. Vicky Strause questioned whether the eighth bullet refers to natural resources. Mike Pugh expressed a desire to include growth area in number 2 under major policies and actions. Carl Walbeck pondered why a smart growth ordinance is not included under the 4th bullet. Rupert Rossetti was mystified as to why, if mixed use areas are a good thing, we don't have more and make it more overt.

Clive Graham responded that the plan included a policy to make PUDs easier to develop and he could make more explicit the point that PUDs were mixed use developments. Dan Derr felt that more defining needs to occur in land use policies and actions with more proactive approaches to managing growth. Discussion ensued on capping building permits in rural areas.

Dan Derr made a motion to limit building permits in PPA's and rural zones to 15% of County wide units on a yearly basis as a concept with details to be worked out by next week's meeting. Motion was seconded by Rupert Rossetti. Discussion ensued on motion.

Dr. Lane called for a vote on Mr. Derr's motion. 17 members voted in favor of the motion. 4 members voted in opposition to the motion. 6 members did not vote. Motion carried.

Sarah Colenda noted that the Economic Development section needs to address fisheries, tourism and mineral extraction as well as the Lower Susquehanna Heritage Greenway. Phyllis Kilby stated that mineral extraction and fisheries should be addressed in natural resource based industries. Clive Graham noted that those items will be in the full draft Comprehensive Plan document. Diana Broomell asked if eco-tourism should be addressed. Paula Gilley asked for a definition of "servicing" under the fifth bullet.

Dr. Lane said that we will meet on 24 June 2009 and depending on our progress, we will hold our public forum on either 15 July or 22 July.

Eileen Butler presented inquiries related to goals 70-84 on the last table, Green Infrastructure recommendations, whether green infrastructure is used as an advisory document, and why wetland buffers aren't 50' in width.

Adjournment: Dr. Lane adjourned the meeting at 9:05 p.m.

Next meeting: Wednesday, 24 June 2009, 6:00 p.m. Cecil College

Respectfully submitted:

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Eric S. Sennstrom, AICP
Director – Planning & Zoning