

**Cecil County
Oversight Committee
Meeting Packet**

June 24, 2009



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Agenda and Meeting Information

**CECIL COUNTY COMPREHENSIVE PLAN
CITIZEN OVERSIGHT COMMITTEE**

**Meeting Agenda
Wednesday, June 24, 2009, 6 p.m.
Cecil College Technology Center Room 208
One Seahawk Drive
North East, MD 21921**

I. Call to Order	6:00
II. Approval of Minutes	6:05
III. Old Business <ul style="list-style-type: none">• Continue Discussion of Citizens Advisory Committee Concept Plan• Discussion of the Public Forum: Date and Format	6:10 8:30
IV. New Business <ul style="list-style-type: none">• Discussion of the Draft Flyer for the Public Forum	8:45
Adjourn	9:00



Oversight Committee Meeting Minutes

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. Clive 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 desirability of 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 bullet 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 PUD were mixed use developments.

Dan Derr felt that the Concept Plan needed to be more proactive in managing growth. Mr. Derr proposed to add an item under the land use policies and action items as follows:

Provide adequate water and sewer infrastructure to serve projected growth.

1. Pursue the necessary legal procedures needed to consummate the Artesian Contract, or if this is negated, continue to pursue contracts that will meet the established requirements of the Elkton West Project.
2. It is strongly recommended that Cecil County Government move forward with the designation of a "special taxing district or districts" to provide water and sewer infrastructure in the Priority Funding Areas.
 - a) There will be a substantial demand for water and sewer infrastructure.
 - b) The installation of adequate sewer and water infrastructure would validate the concepts presented in the Comprehensive Plan.
 - c) There is concern over the potentially prolonged settlement of the Artesian Contract.
3. Pursue whatever other means may arise to get the job done.

Mr. Derr said he feared that a lack of political will and a lack of water and sewer infrastructure would lead to the build out of rural areas before County programs such as the Transfer and Purchase of Development Rights have a chance to protect them. Discussion ensued on capping building permits in rural areas. Dan Derr made an amended motion to collect data and information related to limiting building permits in PPA's and rural zones to 15% of County wide units on a yearly basis as a concept that would be discussed at the June 24, 2009 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:

Eric S. Sennstrom, AICP
Director – Planning & Zoning



Draft Flyer for Public Forum



June/July 2009

What is the Comprehensive Plan?

The Comprehensive Plan is the policy guide and framework for future growth and development in Cecil County.

The policies in the Comprehensive Plan guide decisions the County makes affecting residents', employers' and workers' daily lives, such as

- What types of residential, commercial and industrial land uses are allowed in different parts of the County.
- Where roads, schools, parks, fire stations, and libraries are built and how they are funded.
- The preservation of agricultural land.
- How the environment is protected.

State law requires that jurisdictions review their Comprehensive Plan every six years. Cecil County's current Comprehensive Plan was adopted in 1990. It has been reviewed and amended several times, but this 2010 Comprehensive Plan is the first major rewrite since 1990. The Comprehensive Plan looks out 20 years to the year 2030.

A Public Forum on the Concept Plan will be held on July 15, 2009 (TIME) at the Cecil County Administration Building, Elk Room, 200 Chesapeake Boulevard, Elkton, MD. There will be a presentation on the Plan, and opportunity for discussion & comment.

Purpose of the Concept Plan

A Concept Plan has been developed that contains the key proposed goals, objectives, policies, and actions for the Citizens' Oversight (COC) Draft 2010 Cecil County Comprehensive Plan. If adopted by the County, the Comprehensive Plan would make some significant changes to Cecil County's future development pattern and form.

The Concept Plan addresses land use, economic development, transportation, water resources, sensitive areas, community facilities, housing, and implementation of the plan. This flyer touches on just a few key aspects of the full Concept Plan.

Relationship with the Towns

Cecil County contains the incorporated towns of Cecilton, Chesapeake City, Charles-town, Elkton, North East, Perryville, Port Deposit and Rising Sun. Under state law, the towns have their own planning authority and adopt their own comprehensive plans. In that sense the County Plan does not apply to the towns. However, interjurisdictional coordination is important, and the COC coordinated the development of its Concept Plan with the towns, most of whom have been updating their own Comprehensive Plans concurrent with the County plan.



The Concept Plan is designed to be a relatively brief, understandable summary of the major ideas and policy directions of the Comprehensive Plan. The purpose of releasing this Concept Plan at this time to allow public discussion of the Plan's major ideas before a full, detailed Comprehensive Plan is completed. As a result, in moving from the Concept Plan to a full, detailed Draft Cecil County Comprehensive Plan, the COC can revise the plan as necessary, in response to public comment.

The full Concept Plan is available on the County website, at the County administration building, and at all public libraries. www.ccgov.org

Anticipated Schedule

July 2009	Concept Plan released for public review
July 31, 2009	Preferred deadline for comments on the Concept Plan
August 2009	Staff develops COC Preliminary Draft Comprehensive Plan
September/October 2009	COC reviews Preliminary Draft Plan
October 2009	CPC presents its recommended Draft Comprehensive Plan to the Cecil County Planning Commission
October 2009	Planning Commission makes any changes to the COC Draft and makes the revised document the Planning Commission Draft Comprehensive Plan. This draft will become available for formal public state, town and agency review (a minimum 60 day review required by state law).
January 2010	Planning Commission public hearing
February 2010	Planning Commission recommendation to the County Commissioners
February 2010	County Commissioners' public hearing

How can I get involved?

A Public Forum on the Concept Plan will be held on July 15, 2009 (TIME?) at the Cecil County Administration Building, Elk Room, 200 Chesapeake Boulevard, Elkton, MD 21921. There will be a presentation on the Plan and opportunity for discussion and comment.

While we will take comments or questions at any time, we would be grateful to receive comments on the Concept Plan by **July 31, 2009**. There will be several other opportunities for the public to give input during the plan process.

For more information on the Comprehensive Plan, visit the Cecil County Office of Planning and Zoning webpage at: http://www.ccgov.org/dept_planning/index.cfm



For More Information:

Cecil County Office of Planning and Zoning
Eric Sennstrom, Director
Anthony DiGiacomo, Principal Planner
Phone: 410.996.5220
Email: esennstrom@ccgov.org

Citizens' Oversight Committee

Diane Lane, Chair	Linda Snyder
Ann Jackson	Mike Pugh
Carl Walbeck	Owen Thorne
Chuck Smyser	Pat Doordan
Dan Derr	Patricia Folk
Dan Polite	Paula Gilley
Dan Whitehurst	Phyllis Kilby
Donna Deckard	Robert Gell
Donna Tapley	Rupert Rosseti
Ed Cairns	Sandra Edwards
Eileen Butler	Sarah Colenda
Gary Stewart	Shawn Day
Henry Shaffer	Vaughan Ellerton
Jeff Clewer	Vernon Duckett
John Bennett	Vic Priapi
John Bunnell	Vicky Strause
John Denver	Walter Buck
Kennard Wiggins	Will Whiteman



Copies of the full Concept Plan are available on the County website, at the County administration building, and at all public libraries.

www.ccgov.org



Future Land Use

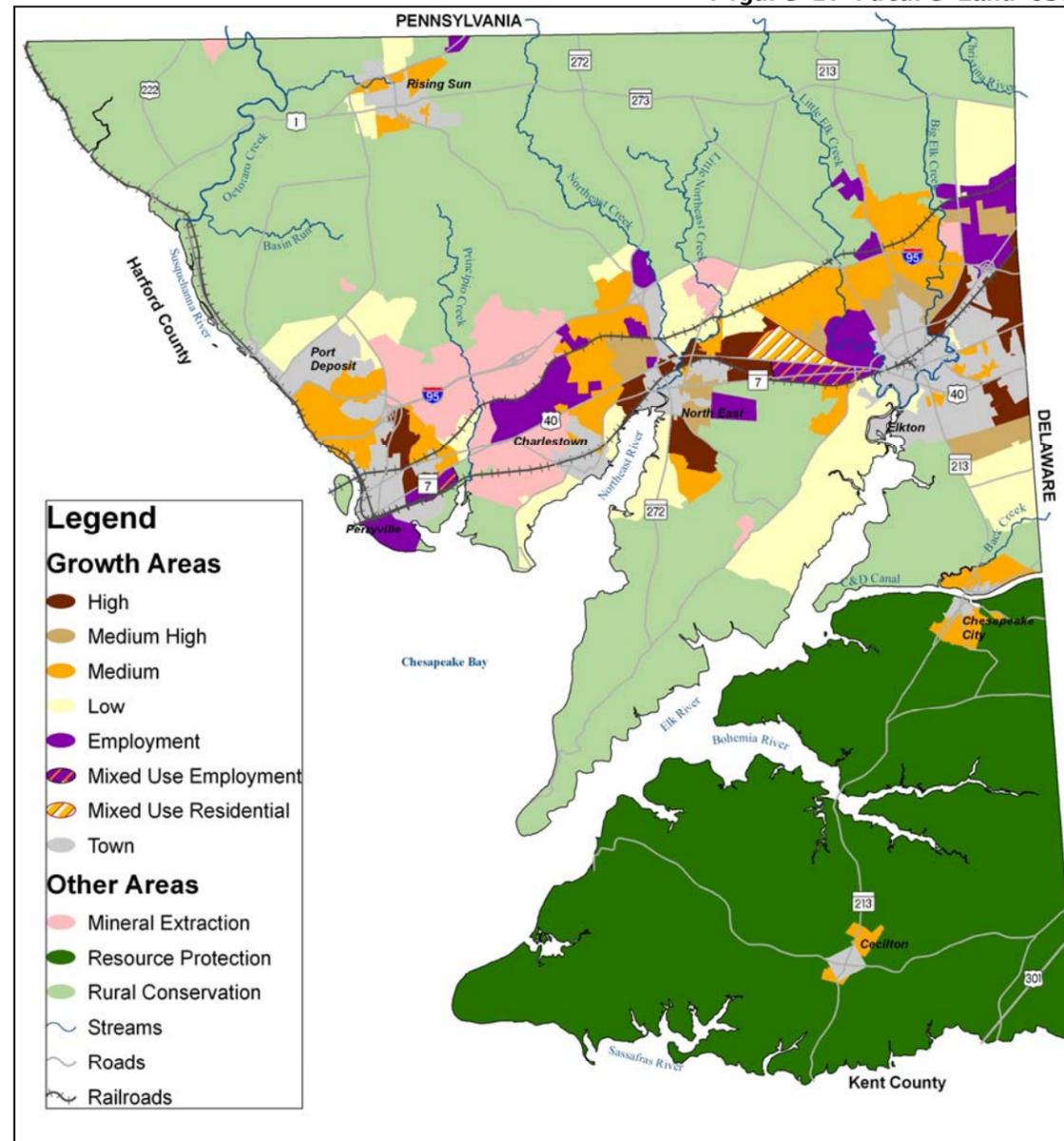
The Future Land Use Map (Figure 1) embodies the goals and objectives of the County by creating land use categories that apply to specific geographical areas of the County. The map has several purposes:

- It is a policy map that provides the basis for a more refined classification of land into zoning districts that regulate the use and development of land.
- It serves as a guide to the County's future desires and interests for land development, preservation and conservation.
- It serves as a guide to decision makers regarding public facilities—primarily water and sewer—as well as schools, economic development, transportation, and parks.

The land use plan emphasizes growth, economic development, and high density development in the Growth Corridor while seeking to maintain the County's agriculture, natural resources, and rural character.



Figure 1: Future Land Use



What is a Priority Preservation Area?

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 covers approximately 124,600 acres or 56 percent of the County. The land preservation goal within the PPA is approximately 78,300 acres (80 percent of the undeveloped land in the PPA), of which approximately 53,000 acres are not yet protected (Figure 2).

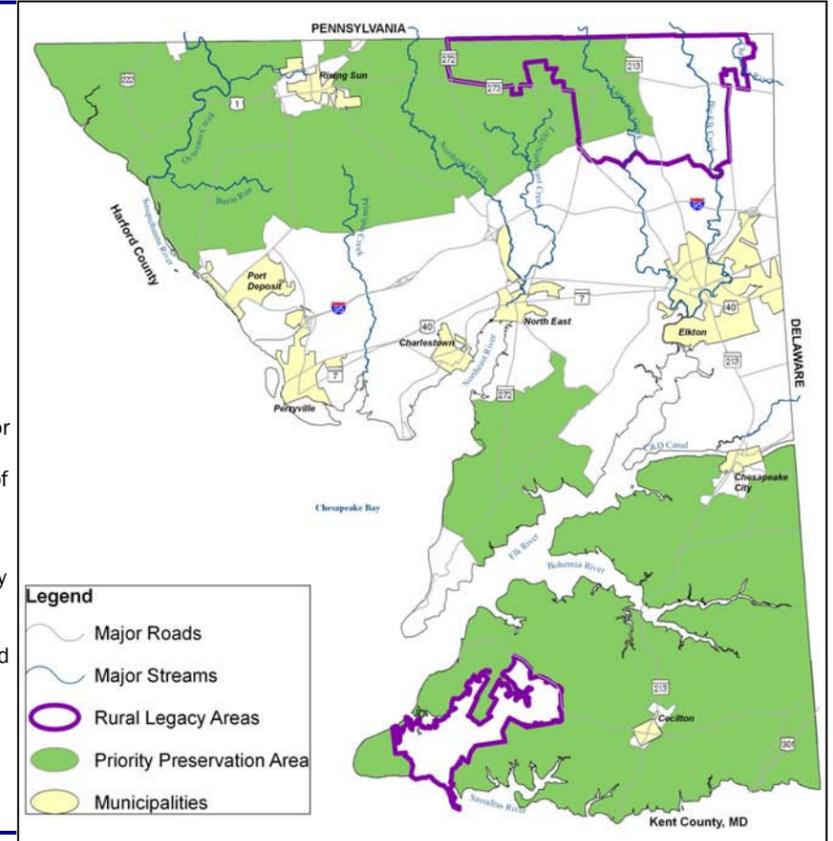


Figure 2: Priority Preservation Area, Rural Legacy Areas, 2030

Transportation Goals

- Expand the road network in the Growth Corridor
- Provide a multi-modal public transportation system
- Expand the road network in the Growth Corridor to increase connectivity and provide alternate route options.

Figure 3: Road Improvements, 2030

