

CECIL COUNTY COMPREHENSIVE PLAN CITIZEN OVERSIGHT COMMITTEE
MEETING MINUTES
18 March 2009

Present: Bennett, John; Broomell, Diana; Buck, Walter; Bunnell, John; Butler, Eileen; Cairns, Ed; Clewer, Jeff; Denver, John; Derr, Dan; Doordan, B. Patrick; Duckett, Vernon; Edwards, Sandra; Folk, Patricia; Gilley, Paula; Hodge, Robert; Hutton, Randy; Jackson, Ann; Kilby, Phyllis; Lane, Diane; Polite, Dan; Rossetti, Rupert; Smyser, Chuck; Stewart, Gary; Thorne, Owen; Whiteman, Will; Wiggins, Kennard; Bayer, Michael – ERM; Graham, Clive- ERM; Black, David; Di Giacomo, Tony; Sennstrom, Eric

Absent: Bolender, Brian; Colenda, Sarah; Day, Shawn; Deckard, Donna; Ellerton, Vaughan; Gell, Robert; Poole, John; Priapi, Vic; Pugh, Mike; Shaffer, Henry; Strause, Vicky; Snyder, Linda; Tapley, Donna; Whitehurst, Dan

Observers: McWilliams, Tom; Moore, Tari; Saunders, Mark; Wein, Al

Call to Order: Dr. Lane called the meeting to order at 6:05 p.m.

Approval of Minutes: Patricia Folk made a motion to approve the 3/4/09 meeting minutes. Motion was seconded by Randy Hutton. All members present voted in favor of motion. Motion carried.

New business: Dr. Lane reviewed the meeting agenda and remarked that Clive Graham will be reviewing ERM's process for arriving at the previous build-out numbers, and that David Black would be presenting the build-out numbers from his analysis executed at the Committee's request. Dr. Lane reminded the Committee that they need to make decisions on the numbers to use so that modeling can be accomplished and the process can move forward.

Clive Graham presented a powerpoint presentation that contained the objectives for tonight's meeting and the rationale for the ERM capacity numbers. Current zoning would result in a build-out of 67,512 additional units. The proposed land use map would result in 82,855 additional units. Discussion ensued on whether the model considered only buildable land, the methodology used, why we are looking at the future capacity, and why do we need to consider plan impacts to water, wastewater and transportation issues. Mr. Graham reminded the Committee that they are creating a vision for the future of the County.

David Black presented the results of his analysis and explained his methodology. Mr. Black revealed that current zoning, excluding the Towns, would result in a build-out of 69,483. A build-out analysis using the MDP multipliers resulted in 63,218 additional units. A build-out analysis using the average density of the past seven years based on current zoning resulted in 41,788 additional units.

Dr. Lane stated that the Committee needs to decide on whether the proposed map should be used, on the density factors to apply on the map's land use districts, and whether to use the districts and the

density factors to run the modeling. Discussion ensued regarding the data presented and the steps necessary to move the process forward.

Motion was made by Will Whiteman to use the ERM densities from the 3/08 analysis (10.5, 3.75, 3, 2, 3.75, 3). Motion was seconded by Jeff Clewer. Discussion ensued on Mr. Whiteman's motion and its implications. On further consideration, Mr. Whiteman withdrew his motion. Motion was seconded by Randy Hutton.

Motion was made by Ann Jackson to use the densities of 8 for RM, 2.75 for DR, 3 for MH, 1.75 for SR, 3 for TR, 2.5 for VR, 0.1 for NAR, 0.05 for SAR, and 0.2 for RR on the current zoning to establish a baseline. Motion was seconded by John Bunnell. All members present voted in favor of motion. Motion carried.

Motion was made by Vernon Duckett to extend MARC rail service to the SEPTA rail system. Motion was seconded by Owen Thorne. All members present voted in favor of motion. Motion carried.

Motion was made by Patricia Folk to use the proposed map for the model runs on water, wastewater and transportation. Motion was seconded by John Bunnell. B. Patrick Doordan voted in opposition to motion. All other members present voted in favor of motion. Motion carried.

Ed Cairns made a request to have the traffic model run based on mode splits. Dr. Lane asked if it was possible to complete this level of analysis. ERM indicated that this would be included in the modeling.

Motion was made by John Bunnell to use the densities of 8 for High density, 5 for Medium High Density, 3 for Medium Density, 1 for Low Density, 5 for Residential Mixed Use, 5 for Employment Mixed Use, 0 for Mineral Extraction, 0.1 for Rural Conservation, and 0.05 for Resource Protection on the proposed map. Motion was seconded by Owen Thorne. Vernon Duckett, Walter Buck, and B. Patrick Doordan voted in opposition to the motion. All other members present voted in favor of the motion. Motion carried.

Discussion ensued on density factors and transportation modeling techniques.

Dr. Lane adjourned the meeting at 8:46 p.m.

Respectfully submitted:

Eric S. Sennstrom, AICP
Director – Planning & Zoning

Next Meeting: 15 April 2009