

CECIL COUNTY COMPREHENSIVE PLAN CITIZEN OVERSIGHT COMMITTEE
MEETING MINUTES
19 August 2009

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

ABSENT: Bunnell, John; Day, Shawn; Deckard, Donna; Duckett, Vernon; Ellerton, Vaughan; Polite, Dan; Shaffer, Henry; Strause, Vicky; Snyder, Linda; Whitehurst, Dan; Whiteman, Will

OBSERVERS: Kiernan, Shaun – MDP; Leocha, John – MDP; Reynolds, Nancy

Call to Order: Dr. Lane called the meeting to order at 4:00 p.m.

Approval of Minutes: Motion was made by Paula Gilley to approve the 29 July 2009 public forum minutes. Motion was seconded by John Bennett. All members present voted in favor of motion. Motion carried.

Dr. Lane welcomed the COC and presented a summary of tonight's meeting agenda. Clive Graham noted that ERM has prepared a matrix containing the issues from the public forum. The purpose of the matrix and the issues contained therein was to have ERM receive direction from the COC on how to proceed with whether or not to include the comments in the draft plan.

Clive Graham proceeded to present an overview of the contents of the matrix for the COC's edification. The potential revisions were grouped into categories such as general, land use map, land use, economic development, transportation, water resources, environmentally sensitive areas, community facilities, housing, mineral extraction, and implementation. Mr. Graham was hoping to receive the COC's input on each as to whether to include in or leave out of the document. The COC decided that the villages should be identified on the land use map. The COC also desired not to include the area north of U.S. Route 40 west of Red Toad Road as an employment area, not to show the U.S. Route 1/U.S. Route 222 intersection as an employment area, not to include the Perryville Community Park as a part of the Town, and to include Bohemia Manor High School as a part of Chesapeake City's southern growth area.

The COC engaged in discussion on the implication of making further changes to the concept plan vis-à-vis the decision that they had previously made. Contemplation ensued on the ramifications this course of action would have on the process and the work accomplished to this point.

Mr. Graham and Mr. Bayer presented comments from the Towns of Elkton, Perryville, and Port Deposit relative to the areas immediately adjoining those municipalities on the land use map. A perusal of the

identified comments occurred along with an examination of the rationale behind the Town's reasoning for said comments.

Dr. Lane asked the COC if changes based on the public comment should be included in the document. Seven (7) members voted in favor of making changes based on public comment. Nineteen (19) members voted against making changes based on the public comment. Dr. Lane asked if the COC wanted to stay with the draft land use map or make map changes based on the public comment. Fifteen (15) members voted to stay with the draft land use map without changes based on the matrix. Eleven (11) members voted against the omission of changes based on the matrix.

Discussion ensued on the purpose of the public forum and the importance of the public comment received pursuant thereto. Dr. Lane noted that the public comment will be of value to the Planning Commission as this process moves forward as a record of the disparate opinion and reaction by the general public. Dr. Lane reminded the COC that she meets regularly with the Planning Commission and the Board of County Commissioners in an effort to keep both entities apprised of the COC progress and up to date on the latest developments related to their efforts.

The COC directed ERM to commence the drafting of the text of the Comprehensive Plan and to present the document to them at their September meeting. Dr. Lane announced that the COC will meet twice in September on 16 September 2009 and 23 September 2009. She stated that both meetings will occur in Room 208 of the Technology Center and will begin at 6:00 p.m. The purpose of the meetings will be to review the text of the draft Comprehensive Plan.

Adjournment: Dr. Lane adjourned the meeting at 7:06 p.m.

Respectfully submitted:

Eric S. Sennstrom, AICP
Director – Planning & Zoning