

**CECIL COUNTY COMPREHENSIVE PLAN CITIZEN OVERSIGHT
COMMITTEE
Meeting Minutes
19 November 2008**

Present: Bennett, John; Bolender, Brian; Broomell, Diana; Buck, Walter; Bunnell, John; Butler, Eileen; Cairns, Ed; Clewer, Jeff; Colenda, Sarah; Derr, Dan; Doordan, B. Patrick; Duckett, Vernon; Edwards, Sandra; Ellerton, Vaughan; Gell, Bob; Gilley, Paula; Hodge, Robert; Hutton, Randy; Jackson, Ann; Kilby, Phyllis; Lane, Diane; Polite, Dan; Pugh, Mike; Priapi, Vic; Rossetti, Rupert; Shaffer, Henry; Smyser, Chuck; Stewart, Gary; Strause, Vicky; Tapley, Donna; Thorne, Owen; Walbeck, Carl; Whitehurst, Dan; Wiggins, Kennard; Bayer, Michael – ERM; Graham, Clive – ERM; Di Giacomo, Tony - P&Z; Sennstrom, Eric – P&Z; Leocha, John – MDP

Absent: Day, Shawn; Deckard, Donna; Denver, John; Folk, Patricia; Poole, John; Snyder, Linda; Whiteman, Will

Call to Order: Chairperson Diane Lane called the meeting to order at 12:10 p.m.

Approval of Minutes: Motion was made by John Bennett to approve the October meeting minutes. Motion was seconded by Jeff Clewer. All members voted in favor of motion to approve the 15 October 2008 meeting minutes. Motion carried.

New Business: Dr. Lane announced that the December meeting will not be held at Cecil College due to the utilization of Room 208 for end of semester activities by the College. Therefore, the December meeting will be held in the County Administrative Building in Elkton. Chairperson Lane noted that the result of today's meeting will permit the process to move forward with greater refinement. She also noted that the Committee is still on schedule.

Michael Bayer reviewed the meeting agenda, previewed the CBA process, and stated what today's meeting will mean to the overall process. Mr. Bayer summarized where we have been as well as where we are headed. He stated that this is a defining plan that asks the big questions and looks at the big picture. The process has defined the goals, determined what is possible, and created scenarios. The process will determine if we are on the right path and how we change it if we are not. The group will define desired outcomes (optimize goals, supported by general consensus, address major issues, protect the assets of the County), Mr. Bayer provided a synopsis of the scenario building process and provided a notation as to the resources leveraged (MDP, MDE, ERM, MDOT, P&Z, BOCC, PC, DNR, Center for Smart Growth, COC), the general characteristics of the scenarios were provided as what each scenario will permit us to achieve. Mr. Bayer continued by revealing what the CBA process will enable the COC to do, what has occurred as to the modeling of each scenario, the capacity analysis, the growth model output, the allocation of jobs, the travel analysis (2030 forecast, greenbelt, growth corridor), and water resources data. Gary Stewart challenged the veracity of the projections in the scenarios. Michael Bayer explained the method of deriving the

projections. Discussion ensued regarding the how two scenarios were used to develop the new housing construction (NHC) numbers.

B. Patrick Doordan questioned Mr. Bayer as to whether the advantages for the choices were distorted and if that would skew the results of the CBA process. Mr. Bayer countered that the plans and inputs are complex. He stated that there are 40 factors that could be used and all are valid. The CBA process realized that 40 factors wouldn't be practical with as large a group as the COC and that the COC needs to hone in on key factors. The model outputs are sketches and changes will come as we move through the process. Ed Cairns queried as to how the decisions can be made if the COC has no confidence in the numbers associated with each scenario. Michael Bayer explained that ERM is confident in the numbers and that they are based on the State's models that have years of use behind them. Discussion ensued on whether different numbers in each scenario matter and whether the models should be re-run. Phyllis Kilby asked if some of the projected growth in the rural areas could be re-directed to the growth area by increasing the densities. Michael Bayer stated that could occur and that water resources would be a consideration.

Mr. Bayer proceeded to identify the CBA workgroup and to summarize its purpose. The comprehensive plan's context was provided as well as the model inputs, growth factors, water resources factors, travel factors, CBA fundamental rules, and factors for CBA on growth scenario. Discussion ensued regarding factors, attributes and advantages and on methods to calculate pedestrian oriented mixed use advantages. Dr. Lane noted that it is important for the COC to identify what they want to optimize. Further discussion occurred on the CBA process, what are the most important factors, how to assign value to factors, and to prioritize factors. John Leocha provided an overview of how the MDP growth model works. Dr. Lane asked which scenario should be used as the base scenario to be tweaked as more data is developed. Discussion ensued regarding the scenarios' attributes, differences and similarities. Dr. Lane reminded the COC that a general framework is needed on what is the growth area and what is rural in order to move forward. The numbers need to be run and we need to get into the policy discussion for implementation. The COC needs general agreement on one single framework so we can move forward.

Carl Walbeck made a motion to draw up a new scenario. Motion was seconded by John Bunnell. Motion was approved by the COC by voice vote. Motion carried. Dr. Lane suggested that the CBA workgroup function as the committee. The committee will consist of Ed Cairns, B. Patrick Doordan, Vernon Duckett, Paula Gilley, Robert Hodge, Ann Jackson, Mike Pugh, Rupert Rossetti, Donna Tapley, Carl Walbeck and Diane Lane. The CBA workgroup will execute their task prior to 17 December 2008 and report back to the COC. Dr. Lane indicated that dialog needs to continue about the CBA process so that consensus is reached on factors. Discussion ensued on factors to use in the process. Focus on the strengths and weaknesses of each scenario and how they can best be used needs to be the focus of the conversation. Dan Derr noted that densities in the rural area and the growth area are important as is mixed use. Diana Broomell indicated it is important to keep the RCD north of I-95 and on Elk Neck. Sandra Edwards proposed

placing the Growth Corridor growth area on the Greenbelt scenario map. Donna Tapley noted that more mixed use and commercial/employment opportunities need to be provided in the growth area. Gary Stewart described the developments occurring in Charlestown Crossing and Principio Business Park and stated that all residential along Route 40 should be mixed use with additional PUDs and that TDRs should be used to increase densities. Brian Bolender asked how much say do the Town's have in our plan approval and said that landowner rights were an important consideration. He also noted existing infrastructure needs to be recognized. Ken Wiggins indicated that the easterly side of Oldfield Point Road is now in the growth area but the scenarios propose to eliminate it from the growth area. John Bennett noted the importance of the greenbelts on the greenbelt scenario and stated that the State will be studying the FCR in the near term future with a goal toward no net loss of forests. Paula Gilley queried as to how many landowners are impacted by the easterly greenbelt. Robert Hodge noted that U.S. Route 40 is already developed and that would affect the greenbelt shown between Elkton and North East. Mike Pugh felt that it is important to recognize the CSX rail line as an important opportunity for employment possibilities. Clive Graham asked if there are enough employment opportunities present now. Mr. Pugh said more are needed. Robert Hodge suggested the removal of the red from the maps and to make the growth area a uniform orange. Donna Tapley contemplated how much coordination with the Towns is necessary and whether concentrating growth around the municipalities makes sense.

Adjournment: Dr. Lane adjourned the meeting at 6:00 p.m.

The CBA subgroup will meet on 3, 9, 10 & 17 December 2008 at 1:00 p.m. in the Perryville room of the County Administration Building located at 200 Chesapeake Boulevard in Elkton.

The 17 December 2008 COC meeting will not be held.

Respectfully submitted:

Eric S. Sennstrom, AICP
Director of Planning & Zoning

ACRONYMS:

ERM- Environmental Resources Management	PUD – Planned Unit Development
MDP – Maryland Department of Planning	TDR – Transferred Development Right
MDE – Maryland Department of the Environment	FCR – Forest Conservation Regs
DNR – Department of Natural Resources	RCD – Rural Conservation District
MDOT – Maryland Department of Transportation	
P&Z – Planning & Zoning	
BOCC – Board of County Commissioners	
COC – Citizen Oversight Committee	
PC – Planning Commission	
CBA – Choosing by Advantages	