

**Board of County Commissioners
Worksession Minutes
May 1, 2012**

PRESENT: Commissioners Mullin, Broomell, Moore, Dunn, and Hodge, County Administrator Al Wein, Public Works Director Scott Flanigan; Planning and Zoning Director Eric Sennstrom; Executive Office Administrator Vicky Rinkerman, , Treasurer Bill Feehley, members of the press, and members of the public.

County Attorney Norman Wilson arrived at the meeting at 9:36 a.m.

OPEN SESSION – Elk Room

9:00 a.m. – President Mullin called the meeting to order.

NOTE: Audio recording of this meeting is available on the County website www.ccgov.org.

Closed Session Meeting – April 24, 2012

The Board convened in closed session on April 24, 2012 at 10:40 a.m. Motion was made by Commissioner Moore, seconded by Commissioner Dunn, pursuant to the Maryland Annotated Code State Government 10-508 (a) (7) To consult with county attorney to obtain legal advice concerning a "letter of intent" relating to potential sale of county owned property. Motion carried unanimously.

PRESENT AT CLOSED SESSION: Commissioners Mullin, Broomell, Moore, Dunn, and Hodge, County Administrator Al Wein, Housing Director David Mahaney, Economic Development Deputy Director Roy Clough, Executive Office Administrator Vicky Rinkerman, and County Attorney Norman Wilson.

Topics of discussion and action taken (if necessary):

Discussion ensued regarding a proposal and "letter of intent" for a project on the county owned property on North Street.

The consensus of the Board was to authorize staff to seek more information on the project.

The closed meeting was adjourned at 11:27 a.m.

Approval of Minutes

On motion made by Commissioner Moore, seconded by Commissioner Hodge, the Board moved to approve the minutes for the April 24, 2012 Worksession and Closed Session meeting as presented. Motion carried unanimously.

Report on survey of other jurisdictions relative to discontinuance time limit for non-conforming uses

Director Sennstrom reviewed the comparison of the discontinuance time limit for non-conforming use from other jurisdictions with the Cecil County regulation.

Members of the Board provided their comments and recommendations relative to non-conforming uses.

The consensus of the Board was to direct Director Sennstrom to draft a text amendment for Board review.

Update on Brownfield Redevelopment District (BR) proposed zoning text amendment

Director Sennstrom reviewed the proposed zoning text amendment for establishing a Brownfield Redevelopment District (BR).

Discussion ensued regarding:

- . Proposed buffer zones;
- . Clarification in the purpose area the BR zone is a "overlay" zone;
- . Site plan review process that requires adjoining property owners be notified of the proposed project by certified mail; and
- . Appeal process for a decision made by the Office of Planning and Zoning

North Creek Run Phase II

County Administrator Wein reviewed the previous support letter for the North Creek Run Phase II project.

Discussion ensued regarding:

- . Developer contributions to the project;
- . Off site road improvements; and
- . Proposed CIP projects relative to this project

Members of the Board provided their comments regarding Phase II of the North Creek Run project.

The consensus of the Board was to request staff to provide information regarding the process for seeking developer contributions and authorized staff to proceed with submitting a letter of support for the project.

Rezoning Request Review

Director Sennstrom reviewed the rezoning request scheduled for a public hearing this afternoon. The recommendation from the Planning Commission and Planning and Zoning staff is approval based on mistake in the 2011 Comprehensive Rezoning.

Evening meeting agenda review

County Administrator Wein reviewed the items on the agenda for the May 1, 2012 Commissioners meeting.

Director Sennstrom provided a review of the public hearing for historic designation for three properties.

Director Flanigan provided a review of the Public Works items on the agenda for consideration by the Board. Discussion ensued regarding the option contract for replacement of Baron Road Bridge.

Budget Manager Whiteford reviewed the budget amendments for consideration by the Board.

Commissioner Items

Commissioner Dunn commented on the employee recognition event.

Vice President Broomell commented on the drug abuse symposium conducted by the Health Advisory Committee and the Drug Awareness Forum on May 3, 2012.

CLOSED SESSION: On motion made by Commissioner Broomell, seconded by Commissioner Dunn, the Board moved to add to the closed session agenda for Tuesday, May 1, 2012, pursuant to the Maryland Annotated Code State Government 10-508 (a) (1) (i) Personnel matters relating to EMS matters. Motion carried unanimously.

Commissioner Broomell commented on the legal opinion provided by the county attorney relative to the Guardian being considered a qualified newspaper of record and using the Guardian for advertising the tax sale.

Commissioner Moore called for a Point of Order, which according to Robert's Rules of Order, calls for the President to call for an immediate end to the discussion based on an infraction of the rules, or improper decorum in speaking.

Commissioner Moore had no comments.

Commissioner Hodge commented on the employee recognition event and proposed appointment to the Charter Transition Committee from the Republican Central Committee.

Discussion ensued regarding following up with the Republican Central Committee for an appointment to the Charter Transition Committee.

Commissioner Hodge continued requesting clarification on a letter from the State Highway Administration for a lighting project at the intersection of Route 222 and Route 1 in Conowingo.

County Administrator Wein advised the Board that the county is notified of State Highway Administration projects as a courtesy, and is not responsible for providing any funding for this project.

President Mullin commented on the employee recognition event.

CLOSED SESSION

9:55 AM

On motion made by Commissioner Moore, seconded by Commissioner Dunn, the Board moved to convene in closed session pursuant to the Maryland Annotated Code State Government 10-508 (a) (1) (i) 1 - Personnel matters to discuss pending appointment to the Tax Appeal Board and appointments to the Planning Commission, Board of Appeals and Board of License Commissioners; and 2 - personnel matters relating to EMS matters. Motion carried unanimously.

ADJOURNMENT CLOSED SESSION

11:27 AM

On motion made by Commissioner Moore, seconded by Commissioner Hodge, the Board moved to adjourn the closed session meeting. The meeting was adjourned.

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