



**COUNCIL MEETING AGENDA**  
**August 15, 2016**  
**7:00 p.m.**

**Public Hearing:**

**1. Call to Order:**

- a. Time: 7:00PM

**2. Roll Call**

- a. CM Glenn  
b. CM Martin  
c. CM Worrell  
d. CM Craig - ABSENT  
e. CM Hitchings  
f. CP Gamatoria

**3. Hearing Public Notice:**

- a. The Mayor and City Council of Havre de Grace will hold a Public Hearing in the City Council Chambers, 711 Pennington Avenue, Havre de Grace, MD on August 15, 2016 beginning at 7:00 p.m. The purpose of the Hearing will be to receive public comment on a draft concept plan for one of the recently annexed properties per Annexation. (Ianniello, Green, and Patrone) The single concept plan for the annexed properties is subject to approval by City Council. A copy of the draft concept plan for the Ianniello property is available for review at City Hall. The purpose of the Hearing will be to receive public comment on a draft concept plan for one of the recently annexed properties per Annexation Resolution No 277. (Ianniello, Green, and Patrone) The single concept plan for the annexed properties is subject to approval by City Council.

**4. Comments**

a. CM Hitchings

- i. The 244.372 acre parcel known as Green, Ianniello, and Patrone properties the was annexed into the limits of the City of Havre de Grace on April 21, 2014 under Annexation Resolution 277.
- ii. The annexation became effective 45-days later on June 05, 2014.
- iii. Under the terms of this resolution, the property was annexed from Harford County into the City of Havre de Grace under the zoning designation of Residential Business (RB), but must remain zoned as Agricultural (AG) for the first five years after annexation.
- iv. This is because the property was zoned as Agricultural by Harford County, the property cannot change zoning that would increase the property density in those first five years, as outlined under the Annotated Code of Maryland Section 4-416, without a specific appeal to the Harford County Council.
- v. In October of 2015, the owners of the Ianniello property petitioned the Harford County Council to allow for a change in zoning of their 13.96 acre parcel from Agricultural (AG) to Residential Business (RB).
1. This petition was approved by the Harford County Council on November 10, 2015 as Resolution 025-15.
2. This effectively changed the zoning of this parcel, and this parcel only from Agricultural (AG) to Residential Business (RB).
- vi. To date, neither of the other two parcels have made such an appeal to the Harford County Council.
- vii. Of note, under agreement of the Annexation Plan as executed, two parcels of the Green property are to remain with Agricultural (AG) zoning and not be zoned as Residential Business (RB).
- viii. Under the terms (Section 2, Paragraph (a)) of the Annexation Resolution (Resolution 277), "all zoning designations are provided on the condition that prior to the submission of any

site plan for the Property, the owners/developers shall have previously submitted a concept plan for the Property to the Mayor and City Council for approval for approval by resolution.

- ix. The single concept plan shall show proposed uses...” wherein the language outlines particular uses of the property including open space, park lands, trails, etc.
- x. The owners of the Ianniello property have come forth with a Concept plan for their 13.96 acre parcel, but to date, this Council and the Mayor have not been presented with a formal concept plan for the Green or Patrone properties.
- xi. If the Mayor and Council were to accept this proposal as shown from the owners of the Ianniello property, we would have to accept this as a concept plan for the entire 244 acre parcel as annexed under Resolution 277.
- xii. A “Concept Plan” is not specifically defined within the Havre de Grace City Code.
  - 1. When this happens, the Council refers to definitions and information from the next level of government. In this case, the Harford County Zoning Code.
  - 2. Under the Harford County Code, a Concept Plan is defined as: *A Concept Plan [is one] submitted by the applicant at the time the application is filed [and] The Concept Plan shall illustrate the proposed general nature and distribution of land uses but need not include engineered drawings.*
- xiii. This Council is certainly not looking for fully engineered drawings at this time
- xiv. As stated in the Baltimore Sun after the last Council meeting earlier this month; This is a large tract of land and Council needs to have the details of each plan in order to make an informed decision on behalf of the residents of Havre de Grace.
- xv. The development of this property would have impacts on City infrastructure like roads, water and sewer distribution, and other public services.
- xvi. We want to ensure that the proposals are in keeping with the zoning of the property and provide for the best interests of the residents of Havre de Grace.
- b. Joe K, Tydings Road, Havre de Grace
  - i. Notes submitted in hard copy, addressing the Comprehensive Plan, Parking, Ingress/egress, Buildings, Roads/parking construction, utilities. (see file)
  - ii. Comprehensive plan has specific notes about these parcels as a whole, with sub-designations for specific areas within the property.
  - iii. Age restrictions need to be stronger than a “planned adult community” to insure age restrictions.
  - iv. What is the ultimate fate of the current Mt. Felix house shown as a “winery building?”
- c. J. Plagett, 3331B Level Road, Churchville
  - i. New to the area, but loves Havre de Grace.
  - ii. Encourage developers to include artwork and the arts in the development.
  - iii. Potentially incorporate arts training into the services for the community.
- d. Carolyn ZInnerr, 111 Tim Tam Court, HdG
  - i. See submitted comments & pictures (see file)
- e. Henry Ritter, 112 Bayland Drive
  - i. When apartment complexes are build, work must be done to keep them from being the slums of tomorrow.
  - ii. This is evidenced in Aberdeen, North East, Elkton, etc.
  - iii. Council is charged with keeping this from happening.
- f. Charles Packard, 712 Shawnee Brooke Drive, HdG
  - i. Does not understand how this parcel fits within the other properties and in relation to MD 155.
  - ii. Primary concerns with single ingress/egress.
  - iii. Potential for emergency services to access the property?

- iv. Does not see how secondary access is available for emergency access, and one blockage that could preclude access to all of the units shown.
- v. Advises caution for this and other parcels that adequate access is provided for emergency services.
- g. C. League, 701 N. Adams St., HdG
  - i. How does this parcel fit into the rest of the properties?
  - ii. All properties should have a larger cohesive plan.
- h. S. Deaney, 5 North Earlton Road Extended
  - i. Worked for Historic District Commission. One property, Scion Hill is on the National Register of Historic Places.
  - ii. Concerned with the road structure; cited construction in Aberdeen at MD22 and Paradise Road. Access should not be off MD155.
  - iii. Does not support this community due to examples of other failed projects for senior housing.
- i. K. Keen, 205A Seneca Way,
  - i. Shared previous concerns, especially as they relate to the Mt. Felix Mansion and Scion Hill. What will happen to these properties.
- j. R. Browning, Union Ave. HdG.
  - i. Chairman of the Historic Preservation Commission.
  - ii. Concerns with Mt. Felix historic home that dates to 1840. What is the ultimate fate, preservation, green space, impacts from construction.
  - iii. Hope that as these proposals move forward, that Council seeks pointed answers to those questions.
  - iv. Cited Mt. Pleasant and Blenheim Farm that are historic, unused, and fall into neglect and are demolished by neglect.
  - v. Cherry Hill property was lost due to neglect that ultimately was razed by the fire department.
  - vi. Hopes the Council pushes for more green space and preservation of the structures.
- k. C. Nemeth, 200 S. Union, HdG
  - i. Reiterate Joe K. comments, citing how the Comprehensive Plan differs from the current proposed plan. The Comp Plan is "our vision." Should refer to the Comp Plan more.
- l. R. Shane, 850 N. Junita, HdG
  - i. Is there a representative to address these questions? If not, how will Council get answers to the Public,
    - 1. Hltchings - we will seek full Concept Plan for the entire property, at which point we will hear through the Council, Planning Commission, and Board of Appeals as necessary/appropriate.
- m. CP Gamatoria
  - i. Need to see a much larger plan.
  - ii. Sensitive to comments received, to ensure historic properties are properly maintained for our legacy.
  - iii. Seeking to get illustration on the City website to help provide context for this property with relation to surrounding properties (Scenic Manor, MD 155, Bulle Rock, Barker/UMUCH property, etc.) ACTION: Director Sypolt.

5. Adjourn

- a. 7:38PM

**CITY COUNCIL MEETING**

**1. Call to Order**

- a. Time: 7:38 PM

## 2. Roll Call

- a. CM Glenn
- b. CM Martin
- c. CM Worrell
- d. CM Craig (ABSENT)
- e. CM Hitchings
- f. CP Gamatoria

## 3. Pledge of Allegiance

## 4. Opening Prayer:

- a. Pastor Mary Whitehead (The Healing House)
- b. Friendly Amendment: Request item 8(b) added Presentation from the New Independence Day Committee.
  - i. Supported by Friendly Amendment

## 5. Approval of the Minutes:

- a. Curtis Beluah in attendance, and recognized.
- b. Council Meeting Minutes- August 1, 2016
  - i. Motion: CM Hitchings
  - ii. 2nd: CM Glenn
  - iii. Question/Discussion:
  - iv. Vote: 5-0, Approved (CM Craig absent)
- c. Closed Session Meeting Minutes – August 1, 2016
  - i. Motion: CM Hitchings
  - ii. 2nd: CP Gamatoria
  - iii. Question/Discussion:
  - iv. Vote: 5-0, Approved (CM Craig absent)

## 6. Recognitions: None

## 7. Proclamations:

- a. Special Presentation -
  - i. CP Gamatoria:
    1. Recognition of 70th birthday of Rich Holly, but he was not able to attend tonight's meeting. He was presented with a special proclamation on 14 August 2016 at his birthday party.
    2. Cited his many accomplishments.
    3. 16 August 2016 cited as Rich Holly Day in City of Havre de Grace.

## 8. Presentations:

- a. Historic Preservation Commission: Lafayette Trail Brochure
  - i. Updates on the trail line, markers, route, scavenger hunt, signs, placards, etc.
  - ii. Supporting comments by C. Keen - promoting trail, reference brochure, and app available through ExploreHavredeGrace.com which includes photos of the trail and feature points, buildings, etc.
  - iii. Supporting comments from C. Nemeth. Specifically thanked M. Worrell for her contributions to date. Presented Council with t-shirt, label, and brochure.
  - iv. M. Worrell - thanks to the comments, and thanks to the Mayor for supporting her appointment to the Commission.
  - v. Mayor Martin - supporter of HPC and Lafayette Trail. Thanks for sticking with the concept.
  - vi. M. Worrell - thanks to Councilman Beulah for his support and recommendation of the Council of Realtors for their help.
- b. Presentation by new 4th of July Committee
  - i. Christy Silverstein, Vice President - thank to the previous group.
  - ii. Nicky Fournier (Secretary) and Jason Robertson (Treasurer) present.

- iii. Request support from the City to establish a formal Commission to help while program stands up a new 501(c)(3).
- iv. Old committee has resigned and recommended the new group establish their own 501(c)(3).
- v. They are willing to support financially, provide seed funding, and have provided guidance, answered questions, etc.
- vi. Since they are not an established 501(c)(3) they cannot receive funds (donations, etc.) without going through the old organization, where they would not be in control of the funds.
- vii. Want to support the program and festivities going forward in a safe and enjoyable manner.
- viii. Mayor Martin - A Commission would be set by Ordinance, with appointments.
  - 1. Wants to reach out to the old committee to get their feedback.
  - 2. Ishak - dissolution of an established 501(c)(3) takes some time as well, with established processes, etc.
    - a. Silverstein - committee indicated that they plan support the new organization with seed funding once a new organization is established.
    - b. Need to see record of the dissolution, meeting minutes, records, votes, etc.
    - c. Not enough information available to make a recommendation right now.
    - d. Surprised by recommendation of older committee.
- ix. CP Gamatoria - Administrative Committee can support the process by start drafting an ordinance to support the creation of the Ordinance to establish Commission.
  - 1. Will need support by Administration, Committee, and COounsel to establish an outline. Perhaps use the Arts Commission as an example.
  - 2. Financing needs to remain tax deductible. Former committee needs to see turn over the funding, and process, timeline, etc. needs to be fully delineated.
  - 3. Thanks efforts of the new Committee.
  - 4. Thanks CM Worrell in her efforts to support the new Committee.
- x. CM Worrell
  - 1. As liaison, she does a lot of research. Thanks to the old/new members of the committee.
  - 2. Has a copy of the Articles of Incorporation & By-Laws.
    - a. By-Laws outline resignation requirements.
    - b. Requested a copy of the officers from old committee.
    - c. Old Organization may still be functioning.
    - d. Liaison from the City has a vote in actions.
    - e. There are a number of steps.
    - f. Build bridges between the organizations.
    - g. Program does belong to the people, but rather to the activity.
    - h. Applaud herculean effort before the new group, and the efforts of the older group.
- xi. CM Glenn
  - 1. Have thanked the previous committee for their efforts on a monumental event.
  - 2. Thanked the new committee for stepping up.
  - 3. Reaching out to the rest of the community to step up and help because this is a community program that sees successes from the volume of volunteers.
- xii. Mayor Martin - recap
  - 1. Previous Committee members resigned publicly (in the paper).
  - 2. New committee standing up.
  - 3. Old committee asking that a new 501(c)(3) be established.
  - 4. New 501(c)(3) takes 12-18 months.
  - 5. New committee requests Council support to establish a Commission, by Ordinance, to support their progress forward.
  - 6. There will be a parade and fireworks in 2017, they have the City's backing in that effort.

## 9. Appointments:

- a. Jeffrey Carhart: RE-appointment to the Board of Appeals (Council President Gamatoria)

- i. Motion: CP Gamatoria - Re-appointment of Jeffrey Carhart to the Board of Appeals.
- ii. 2nd: CM Glenn
- iii. Question/Discussion:
  - 1. CM Hitchings - served with Mr. Carhart in the past. Great honor to have him continue his efforts & service.
- iv. Vote: 5-0, Approved (Craig absent)

**10. Oath of Office:** None

**11. Comments from Citizens on Agenda Items:**

- a. J. Plagett, 3331B Level Road, Churchville
  - i. As a sculptor, requests support of updating the Lafayette statue and restore its patina.

**12. Resolutions:**

**13. Ordinances:**

**a. ORDINANCE 983: Second reading and adoption (Council Member Craig)**

- i. Motion: CP Gamatoria (on behalf of CM Craig) - to Introduce for second reading & adoption.
- ii. 2nd: CM Worrell
- iii. Question/Discussion:
- iv. Vote: 5-0, Approved (Craig absent)
- v. Header: Ordinance 983: AN ORDINANCE OF THE MAYOR AND CITY COUNCIL PURSUANT TO THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND AND CITY CHARTER SECTIONS 34 AND 73 AUTHORIZING THE MAYOR TO ACQUIRE A PORTION OF THE BED OF CHAPEL ROAD FROM HARFORD COUNTY FOR PUBLIC PURPOSES OF THE CITY OF HAVRE DE GRACE.
- vi. Motion: CM Hitchings - to adopt on second reading
- vii. 2nd: CM Glenn
- viii. Question/Discussion:
  - 1. CP Gamatoria -
    - a. public hearing held on 01 August 2016. Joe K. requested some supporting aerial photography, which was added to the read file.
    - b. discussion about this proposal, in particular as it relates to 1411 Ontario Street Extended. The intersection at Tydings is not curbed, panned, etc.
    - c. Whittie - will not be done until FY17, not in the budget for FY16, but will be coordinated.
  - 2. CM Hitchings
    - a. How is an enclave not created?
    - b. Ishak - the road is changing ownership, but it is not being annexed. Example is Lapidum Water tower.
  - 3. CM Glenn -
    - a. Residents of Oak Tree drive have expressed egress concerns and asks that these concerns be taken into account as we move forward.
- ix. Vote:
  - 1. CM Glenn
  - 2. CM MArtin
  - 3. CM Worrell
  - 4. CM Hitchings
  - 5. CP Gamatoria
  - 6. 5-0, Adopted (CM Craig Absent)

**14. Old Business:** None

**15. New Business:** None

## 16. Directors Report:

- a. Mr. Patrick Sypolt: Director of Administration
  - i. Waterway Improvement Grant sought for dredging. Coordinated with local businesses, and organizations. Target Nov. 2017.
  - ii. Sought grant for funding support for Tydings Park Playground, target receipt
  - iii. Skipjack MArtha Lewis is back in the water.
  - iv. Little Free Libraries continue to flourish. 2 Established, 4 planned.
  - v. Havre de Grace Arts Show 8/19 - 8/21.
  - vi. Jr. Cline and The Recliners to play Concerts in the Park on Friday, 8/19. Proceeds support Opera House renovation.
  - vii. Tidewater Players & Arts Commission conducting a benefit event for Liz Howshall in her time of medical need.
  - viii. September First Fridays
  - ix. Labor Day observance - Council Meeting will be held on Tuesday, Sept 6th.
  - x. HdG organizations stepped up to help weddings be re-booked when a local venue closed suddenly.
- b. Mr. Neal Mills: Director of Planning
  - i. Planning & Public Works teams met with UCH on 8/11/16. Timeline adjusted to show start construction in 2018. Anticipate completion in late 2020.
- c. Mr. George DeHority: Director of Finance
  - i. Closing of the CDA bonds on/about 29-30 August to support the referendum passed in May 2016.
- d. Mr. Tim Whittie: Director of Public Works
  - i. Construction of Dog Park fence started today; target 2 days. Fountains will be installed. Completion around end of the month.
  - ii. Questionnaires will be sent out to gain information about recycling.
  - iii. Final approval of the SHA user funds for Erie Street & Ontario Street resurfacings. Should see start by the end of August, start of September.
- e. Teresa Walter: Chief of Police; Detective Copland standing in.
  - i. No comments

## 17. Business from Mayor Martin:

- a. Presentation & submission to Council of 2016 Financial Results (from podium)
  - i. See submission in file. Copy to be posted to City website.
- b. Attended Aberdeen Ironbirds game and witnessed the National Anthem performed by Brindyn Cook, HHS senior.
- c. Mayor and Administration walked a loop/tour of the City.
  - i. Noticed a lot of grass growing up through cracks in sidewalks. This is a property owner maintenance issue. No planned citations. Grass growth creates further degradation of the sidewalk through freeze/thaw cycles. Asks for community support to keep sidewalks maintained. City will make an effort to reduce weeds in high traffic areas.

## 18. Business from Council:

- a. Council Member Hitchings:
  - i. Planning Commission has a meeting on 22 August 2016 at 7pm in the City Council chambers
  - ii. School starts back on August 25th, next Thursday...please watch for students, especially in the morning & afternoon. Also, please watch for stopped and stopping school busses.
    1. I am particularly touched this year as it represents two major milestones; this year is the 25th anniversary of my legacy in Havre de Grace as I entered the doors of Havre de Grace High School after moving to town just that summer. It also represents the freshman year of my eldest daughter Kaeley as she [sic] Enters to Learn, Leaves to Serve.
  - iii. Finally, My thoughts and prayers go out to the Mentzer family in the passing of Patricia Patton Mentzer on Wednesday, August 10, 2016. She served this community for a great number of years and was influential in the lives of many community members, including our students as a long time nurse at Havre de Grace High School.
- b. Council Member Glenn:

- i. Prepared comments to address "Critical Time" editorial that appeared in the Friday, August 5th 2016 edition of The Aegis, page A6.
  1. City Council Comments
  2. Fourth of July Celebration
  3. Thank you Mr. Mayor
  4. I want to deviate from the norm tonight.
  5. Instead of discussing meetings or events that I have attended, I would like to take this opportunity to address the editorial, entitled "Critical Time" that was published by our local newspaper.
  6. I want to go on record that I was the City Council member on July 5th that spoke publicly about the events on July 3rd to include the fight at the carnival & the concerns at Royal Farms store that raise such concerns that the owner shut the doors given safety concerns.
  7. Following the article that was printed about that night, I decided to write a letter to the editor so that people could see my position, my concerns, in my words. I wanted there to be no confusion.
  8. Then the local paper came out with the editorial which I am addressing tonight.
  9. The editorial states that "the longtime Independence Day Committee retired en masse. A new committee is forming to carry on the tradition. And the city elected official's blather on."
  10. It goes on to state that the new committee doesn't know it yet, but they will soon face the same hurdles the outgoing committee faced- the meddling of city officials.
  11. However, later on in the editorial it states that in light of the horrific events that have been happening around the country and the world, it's prudent for city leaders to take a hard look at how best to proceed with future independence day celebrations.
  12. My first reaction when I read the editorial was "wow." I wasn't mad. I wasn't upset. But I was disturbed and undoubtedly confused.
  13. The latter statement that it's prudent for city leaders to take a hard look at how best to proceed is spot on.
  14. I stated in my letter that I was concerned because I felt the total collection of events that night put our officers and residents at risk and I felt status quo is not and cannot be the option of choice. We cannot afford to compromise the safety of our community. Therefore, how does the paper come to the conclusion that that is meddling?
  15. In addition, because of the immense crowds in havre de grace that night, if there was a major medical emergency or fire in the area around tydings park, our first responders would have had a hard time getting to the scene. It has been estimated that there was approximately 25,000 individuals in the area that evening. What complicates it even further is that the two primary events that night (the carnival and fireworks were all located on a small postage stamp piece of real estate making traffic in and out of the area virtually impossible. I feel this is a compliment to the former committee because they built an event that continues to grow year after year. However, at some point change is required. I stress again...based on these facts we cannot afford to compromise safety. I am confused, how is that meddling?
  16. I also stated up front that this is not a police problem. This is not a Fourth of July Committee problem. This is a community problem. Does that mean we cancel the carnival? I never said that. In fact, I went to the carnival on Saturday afternoon for kid's day and it was a family friendly event and reflected most favorably on our community. But change is necessary. The editorial stated

“with all due respect to the mayor and City Council members and the Police Chief, there are plenty of really smart people in the Havre de Grace community who can help make informed decisions. If anyone has listened to me when I campaigned for public office, you would have heard me state the following: “no one is as smart as all of us. Given that, I will solicit input listen and vote to do the right thing.” That is all I was doing by going public. I am confused.....How is that meddling?

17. Keep in mind, we dodged a bullet two years in a row. What would have happen if someone had pulled a gun and fired seriously injuring or killing an individual. We would have not only made the front page of our local newspaper, we would have been national news. And who would have been the blamed? Without a doubt it would have been this Mayor and this Council. I can see the headlines now. You had a history of a problem and did nothing. I applaud this mayor and this council for trying to do the right thing. Again, I do not consider it meddling...I describe it as leadership. I am proud to be a part of such a dynamic team.
18. If we step back in time, remember Harris Field. It was in bad condition and ran the risk of injuries to our athletes. We elevated to the county leadership only to find that adequate funding was not available. Some stated we were trying to build a Cadillac and should settle for a Chevy. But this community was not deterred and through donations, volunteers donating time and in kind services, we built a field that our kids and this community could be proud of. It is one of the best in the state and it was this community that made it happen. We got it right.
19. An then when there was the tragic shooting at Sandy Hook Elementary School, the Havre de Grace City leadership put a school resource officer in every school in this community. We made it a priority. And when challenged that it was a knee jerk reaction on the part of city leadership, we sent the message that no one was going to compromise the safety of our students, teachers and administrators. When you watch the interaction between student and our sro's and witness first hand our summer camps, you come to one conclusion...we once again got it right.
20. So now we face the challenges associated with the fourth of July festivities. We have met with the new committee. They are energized and ready to set up to the plate and answer the call. They are facing a major challenge regarding this transition because the old committee as we have been told voted unanimously not to transfer over the 501(c)(3). This is a major stumbling block for the new committee but we are working closely with the committee for viable solutions. Our goal....To make them successful and continue the tradition and legacy of the Fourth of July festivities. And I am confident that once again, we will get it right.
21. In closing, there has been much dialogue that this city council has not been supported of the Fourth of July Committee. I want to set the record straight from my perspective.
22. I always attended the Fourth of July fundraisers and donated financially to the call.
23. I have commended the Committee publicly on numerous occasions and this year was no different....Just check the minutes of the City Council meetings.
24. And about the carnival, I have always shown up to take the opportunity to publicly thank the Committee for their service.
25. And keep in mind, I was not the only one.

26. In conclusion, as I have stated publicly, status quo is not a viable option. There has to be a better way and working together we can find the most viable option that best serves all concerned. There is too much at risk to sit back and do nothing. "Safety First." And improved safety of the Fourth of July festivities is a must. The committee has my commitment to help find the best path forward.

- c. Council Member D. Martin:
  - i. No Comments
- d. Council Member Worrell:
  - i. First Fridays
  - ii. Fish, Fowl & Folk festival was a success. 2500-3000 people attended in 100 degree weather.
  - iii. Blessing of the Bay.
- e. Council Member Craig:
  - i. Absent

#### **19. Business from Council President Gamatoria**

- a. Thanks for the offer of C. Zinner to support the development proposal program with a donation of \$25,000. Huge support. City will review the plan forward.
- b. With regard to Editorials especially for the Independence Day Commission, they can go a number of ways. The events are not at risk, and the Council has not pushed for them to be cancelled, etc. Council has strongly supported the organizations of the past and looks forward to the organization of the future. Looks forward to clarification from Counsel on why current 501(c)(3) is being dissolved.

#### **20. Comments from Citizens**

- a. J. Downer, P. Keene, C. Strader, others. (Soroptimists International Of Havre de Grace). Art Show is this weekend 8/19-8/12.
- b. J. Corbin, 652 Green Street
  - i. Local youth & other holiday activities in our town for our youth. Wants more activities like the Independence Day celebrations.
  - ii. Also concerned with safety and health of seniors in our community. Works at Citizens Nursing Care. Would like to see more support for our senior community.

#### **21. Adjournment**

- a. Motion: CM Martin
- b. 2nd: CM Glenn
- c. Question/Discussion: None
- d. Vote: 5-0, Approved (Craig Absent)
- e. Adjournment Time: 9:19PM.

## Mt Felix Public Hearing 15 Aug 16 (Joe Kochenderfer)

**Comprehensive Plan** (These Comprehensive Plan comments were annexation issues discussed, but, since the annexation has occurred, I think they give a flavor of what was the vision of the Plan.)

Figure 3.10 identifies the properties as Growth Areas 8 and 17

Figure 3.11 identifies the properties in the Land Use Plan as Employment/Industrial (Area 8) and Open Space and Preserved Land (Area 17)

Chapter 3, The Plan, notes that Area 8 be considered for employment use and that industrial and retail uses are not recommended. .

Chapter 3, The Plan, also notes that Area 17, with easements from the Maryland Environmental Trust, is recommended to be used as open space. An additional comment states that future use as passive or active open space of the grounds is desired, with careful preservation of historic structures.

Chapter 3, The Plan (Municipal Growth Element) notes that Growth Area 17, which includes this parcel, is not intended for increased residential growth.

Chapter 4, Implementation, states that densities should be within 8-16 units per acre

### **Parking**

Currently the Off-Street Parking Ordinance requires 3 spaces per living unit (972 spaces)

Consideration should be given to rear loading of parking spaces and create green in parking areas

Current parking proposal (481 spaces) seems to include employee, winery and pool/storage building parking needs as well as residential uses

### **Ingress/egress**

Connection to Bulle Rock Parkway versus to MD 155

Avoid another intersection/traffic signal on MD155

At least 2 exits/entrances should be provided for safety purposes

### **Buildings**

If senior housing only, will need something better than "Planned Adult Community" designation to insure age restrictions

Density produces 24 units/acre discounting current residence

Condo regime seems preferable to rental units

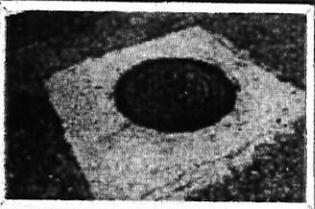
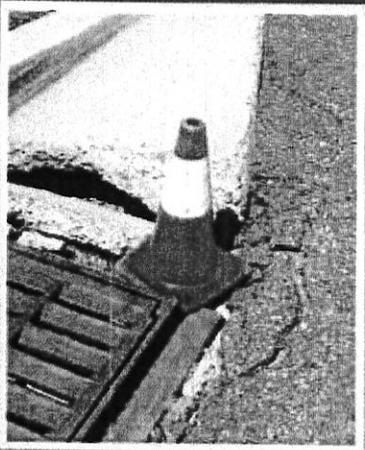
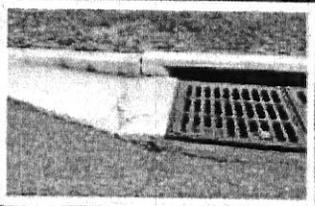
Describe winery building versus present structure

### **Roads/parking construction**

Should be privately owned/maintained but built to Code

### **Utilities**

All structures (apartments, existing residence, pool, storage building) should be on City water/sewer system



SCENE MONITOR

REC'D 8/15/2016  
CRAWFORD STANER

Good evening,

Thank you for allowing me to offer some thoughts regarding the recent proposal for the Mt. Felix Senior Living Complex. I am not here to oppose this idea, but to shine a light on some of the external forces coming our way from Amtrak, and State and County government that will influence and reshape our city, communities, and neighborhoods over the next decade and possibly beyond for which this complex will contribute. While some of what I say may seem unrelated I do promise by the end I shall weave together several thoughts and factors into a cohesive narrative on which to present a proposal that I have been contemplating since hearing of this plan.

First please look at the photos which to me represent failure of developers to deliver what was promised. The first grouping "Room with a View" is what I have been waking up to for at least four years featuring a denuded landscape and abandoned concrete slabs, located not far from the proposed Senior Living Community. The second group "For Sale" represents the bottom of my street which wraps around a cull du sac directly below me that encompasses 31 homes, but because one lot remains undeveloped and may never be developed, whoever is responsible will not pave the street. The result is a street that falls further into disrepair every day. Our streets handle weekly trash trucks and heavy duty snow removal equipment, but for some reason over the pleadings of the homeowners the excuse provided is that this street cannot support a cement truck or a truck delivering framing materials for ONE remaining building lot. When I come home, I am not greeted by water features with fountains as depicted in the diorama in the sales office, but trash and construction debris directly across the road and unpaved streets. I ask would anyone really want to live on this street that shows such a level of deferred maintenance and across the street where trash is strewn and concrete slabs remain on full view? I think given the chance, I would pass it by, but I can't because I live there.

In the coming years we will be inundated by development requests several of which we have little control over, for example the Railroad Bridge which the mayor sees as having a significant impact for several years. The new High School and Middle School for which funds were promised, rescinded and now promised in time for the next County-wide election, the 97 acre Barker Property that the State Legislature gave the University of Maryland license to build a 24/7 Freestanding Medical Facility and a 40 bed behavioral health/drug rehab center but no acute care beds for the sick, infirmed and elderly of our community along with a significant amount of funding to study the impact of closing Eastern Shore hospitals, but nothing for us. Upper Chesapeake has announced plans to use 45 acres for the Freestanding Medical Facility which leaves 52 acres for their retail pursuits, which are open-ended. Quoting Lyle Sheldon "it is too early in the planning process to know the exact time frame for the retail and commercial development, but it is estimated that the final phases of our development will extend into the 2025-2035 timeframe. This statement begs the question how dare anyone assume this indulgence should be acceptable to those who live next door?

Now we are being presented with another development proposal that in many ways is equally if not more complex than the Barker Property because there are multiple owners that encompass three contiguous tracts of land equaling 244 acres separated by Bulle Rock Parkway from the other 97 afore mentioned acres. These projects depending on their start and completion dates will cast major changes not to mention NO small share of inconvenience to their closet neighbors in the Paddocks and Bulle Rock developments. Each has the potential to change the landscape of our town for all of us, and in my opinion we need to control the controllables, while uncovering and recognizing hidden agendas that serve to enhance the fortunes of a few at the cost to many. None of those charged with carrying out these projects aimed at shaping our geography, housing, healthcare, schools and economics **know US**. Anyone can look at demographics and see median wages, number of people under 18 and over 60, a number that increases on its own by about 0.5 % a year, but knowing our statistics does not mean they **know US**!

With the addition of senior apartments that number will increase so that by the completion of the project our 60 and older population could make up more than 20-25% of the overall population of our community. Residents

in this age range are ideal for building a tax base, while having little impact on schools and police services, but in need of the very health care services we are about to lose. Are the potential developers/lease holders of these apartment homes aware that what exists in our community today is not what is planned for the future? Does this impact the population they want to attract which could lead to unrented units and high vacancy rates or developers who cannot deliver what was promised? This question and the scenarios outlined above bring me to my proposal.

I again wish to reiterate I am not opposed to this project or the right of the land owners to develop their properties, but I am opposed to unrestricted and non-cohesive development so in the words of a very smart CEO who taught his associates that if you Oppose you must Propose, I wish to propose that the city conduct a competition and ask high schools, technical schools, colleges and universities to submit plans that make maximum use of the 341 acres in a structured way preserving as much green space as possible while encouraging residents to mingle and support one another. One truth about 55 and older communities is that mostly they are inhabited by residents much older than 55; residents who may find themselves living alone and isolated. Would any of you here want that for your family and friends?

I am asking the city to develop a wish list promoting this competition with a prize of \$25,000 that I will gift to the city for the school that presents the best plan that unites these 4 parcels. While this may **not** seem like a large prize for some of the more prestigious schools, it may be a nudge for the bragging rights to help the Smithsonian's "Best small town in America" maintain that designation while creating a more holistic living and business climate that allows land owners to profit from their land use while we maintain the small town atmosphere and neighborhoods we desire.

My blue sky vision is that submissions would come from schools that have multidisciplinary departments that would consider population growth, transportation needs for the elderly and poor, socioeconomic issues and ways to maintain growth in our downtown without impacting it based on what is done "up the hill". We have many talented citizens who may be willing to donate their time to mentor each participating team, so the teams can learn more about us and our love for our city. I am not requesting architectural drawings but works that define and delineate green spaces, limit run off, provide efficient use of raw materials, etc. They would suggest which businesses and residences will not compete but enhance our lives and that of other business owners and residents. Could the Cannery turn itself into a historic market place where artisans can make and sell their creations while still housing antique vendors? Can the riverfront serve all three river towns via a water taxi and coordinated weekend events? Are there newer building materials that would permit underground parking in these senior apartments to limit impervious surfaces? Could there be a quad or courtyard where residents could congregate? Let's bring on the young people and get their ideas and challenge them to reduce waste, use solar energy, and introduce new building concepts and materials at an equal or lower cost than traditional high impact solutions today. I know this is a lot to consider, but I am willing to lean forward and ask others to do the same working together for everyone's benefit and just maybe word will circulate and developers will submit plans that follow along with these guidelines, saving time and getting their projects off the ground sooner. This is not meant to be an over worn Win Win cliché but a WIN WIN WIN idea for our town, for ourselves, and for future generations. This is a legitimate offer that I hope you will consider and accept. Thank you.