



COUNCIL MEETING AGENDA

October 5, 2020

7:00 p.m.

Public Hearing for Ordinance 1042 concerning Deed of Dedication for Bulle Rock Parkway

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAVRE DE GRACE, MARYLAND ADOPTED PURSUANT TO THE AUTHORITY OF ARTICLE XI-E OF THE MARYLAND CONSTITUTION, THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, CITY CHARTER SECTIONS 33, 34, 65, 66 AND 73 CONCERNING A DEED OF DEDICATION FOR 2.17 ACRES (MORE OR LESS) OFF OF BULLE ROCK PARKWAY, IN THE AREA OF THE BULLE ROCK WATER TOWER.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Opening Prayer: Fr. T. James Snodgrass, Pastor, St. John Episcopal Church
5. Approval of the Minutes:
 - A. City Council Minutes – September 21, 2020
6. Comments from Citizens on Agenda Items
7. Appointments:
 - A. Independence Day Committee (CM Zinner)
 - i. Nicky Fornier – Reappointment
 - ii. Steve Gamatoria, Jr. – Reappointment
 - iii. Taryn Martin – Reappointment
 - iv. Christy Silverstein – Reappointment
8. Recognition: None
9. Proclamation: None
10. Presentation:
 - i. CRS Activity 510 Progress Report on Implementation of Credited Plan - Shane Grimm
11. Resolution: None
12. Ordinances:
 - A. **Ordinance 1041 concerning Deeds of Dedication for Roadways at the Woods of Bayview: Second Reading (CP Glenn)**

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAVRE DE GRACE, MARYLAND ADOPTED PURSUANT TO THE AUTHORITY OF ARTICLE XI-E OF THE MARYLAND CONSTITUTION, THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, CITY CHARTER SECTIONS 33, 34, 65, 66 AND 73 CONCERNING THE CITY'S ACQUISITION OF ROADS BY DEEDS OF DEDICATION FOR HEMLER COURT, HARBOR COURT, HALL COURT AND SPINNAKER WAY.

B. Ordinance concerning Amendment to Chapter 205: Zoning to Add Personal Care Boarding Home: First Reading (CM Ringsaker)

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HAVRE DE GRACE ADOPTED PURSUANT TO THE AUTHORITY OF ARTICLE XI-E OF THE MARYLAND CONSTITUTION, THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AND SECTIONS 33 AND 34 OF THE HAVRE DE GRACE CITY CHARTER, FOR THE PURPOSE OF AMENDING CITY CODE CHAPTER 205: ZONING TO ADD “PERSONAL CARE BOARDING HOME” AS A CONDITIONAL USE IN THE R1 AND R2 DISTRICTS.

13. Old Business: None

14. New Business: None

15. Directors Report:

- A. Mr. Patrick Sypolt – Director of Administration
- B. Mr. Shane Grimm – Director of Planning
- C. Mrs. Erika Quesenbery Sturgill – Director of Economic Development
- D. Mr. George DeHority – Director of Finance
- E. Mr. Tim Whittie – Director of Public Works
- F. Chief Teresa Walter – Chief of Police

16. Business from Mayor Martin

17. Business from Council:

- A. Council Member Ringsaker
- B. Council Member Boyer
- C. Council Member Zinner
- D. Council Member Robertson
- E. Council Member Martin
- F. Business from Council President Glenn

18. Comments from Citizens

19. Adjournment

CITY COUNCIL
OF
HAVRE DE GRACE, MARYLAND

ORDINANCE NO. 1042

Introduced by Council President Glenn

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAVRE DE GRACE, MARYLAND ADOPTED PURSUANT TO THE AUTHORITY OF ARTICLE XI-E OF THE MARYLAND CONSTITUTION, THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, CITY CHARTER SECTIONS 33, 34, 65, 66 AND 73 CONCERNING A DEED OF DEDICATION FOR 2.17 ACRES (MORE OR LESS) OFF OF BULLE ROCK PARKWAY, IN THE AREA OF THE BULLE ROCK WATER TOWER.

On: 9/21/2020
at: 7:00 p.m.

Ordinance introduced, read first time, ordered posted and public hearing scheduled.

PUBLIC HEARING

A Public Hearing is scheduled for [date] at [time] .

EXPLANATION
Underlining indicates matter added to existing law.
[Bold Brackets] indicate matter deleted from existing law.
Amendments proposed prior to final adoption will be noted on a separate page with line references or by handwritten changes on the draft legislation.

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29 WHEREAS, Bulle Rock Investments, LLC. is the Owner ("Owner") of approximately 2.17
30 acres of unimproved land recorded among the Land Records of Harford County, identified as
31 Plat 122061 ("Plat"), Map 0044, ("Map"), Parcel, 0296 ("Parcel"), as depicted in Exhibit A of
32 the Resolution; and

33
34 WHEREAS, the Mayor and City Council of Havre de Grace have expressed an interest in
35 obtaining the parcel for open space for public use; and

36
37 WHEREAS, the Owner has determined the parcel has no value to the current ownership,
38 and is offering the land to the Citizens of Havre de Grace, as is and for "Zero" consideration,
39 other than legal fees for the proper transfer and recordation; and

40
41 NOW THEREFORE, it is this ____ day of _____, 2020 determined, decided and
42 ordained by a majority of the City Council members that the City prepare the deed of dedication
43 transferring fee simple ownership of the property to the City of Havre de Grace, and be it further
44 determined, decided and ordained that upon approval by the City Attorney for legal sufficiency,
45 and in consultation with the Director of the Department of Public Works, the Mayor is
46 authorized to execute such deed of dedication and take any other action to complete the
47 conveyance of the property.

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49
50 ADOPTED by the City Council of Havre de Grace, Maryland this __ day of _____, 2020.

51
52 SIGNED by the Mayor and attested by the Director of Administration this ____ day of
53 _____, 2020.

54
55 ATTEST:

THE MAYOR AND CITY COUNCIL
OF HAVRE DE GRACE, MARYLAND

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57
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59 _____
60 Patrick D. Sypolt
61 Director of Administration

William T. Martin
Mayor

62 Introduced/First Reading: 9/21/2020
63 Public Hearing: 10/5/2020
64 Second Reading/Adopted: [mm/dd/2020]
65 Effective Date: [mm/dd/2020]

66 Legislative History
67 Ordinance No. _____, As Amended, enacted _____ [Date] _____

Exhibit A





September 21, 2020
Council Meeting Minutes

Public Hearing on Ordinance 1041 concerning Deeds of Dedication for Roadways at the Woods of Bayview was called to order at 7:00 PM on September 21, 2020 with Mayor Martin presiding.

Council Members present: CP Glenn, CM Robertson, CM Zinner, CM Boyer, CM Ringsaker and CM Martin.

Comments from Citizens:

Joe Kochenderfer of 819 Tydings Road. A few questions were expressed to better understand Ordinance 1041 and to ensure future Councils understand that the City is not taking over the curbs, gutters and parking areas. Charles Heiner 356 Congress Avenue. Asked if Council had any questions at this time. No Council members had questions.

With no further comments from citizens, the public hearing was closed at 7:06 PM.

The regular meeting of the City Council was called to order on September 21, 2020 at 7:06 PM with Council Members present: CP Glenn, CM Robertson, CM Zinner, CM Boyer, CM Ringsaker and CM Martin.

The Pledge of Allegiance was recited, and opening prayer was given by Evangelist Gene Proud of Proud Evangelistic Association.

Motion by CM Ringsaker to remove item 12B from the agenda so it could first be reviewed by the Planning Committee. Seconded by CM Boyer. Motion carries 6-0.

Approval of Minutes:

CM Martin moved to approve the Council Meeting minutes of September 8, 2020. Seconded by CM Robertson. Motion carries 6-0.

CM Boyer made a correction to page three in regards to "cots", needs to be changed to "costs". CM Zinner made a correction to NONE on Citizens comments on page one. On comments she made and the portion she spoke on it needs to be reworded to say (including in-kind donations).

Council in agreement with all changes 6-0.

Comments made by citizens on agenda items: No comments were made.

Appointments: Motion made by CP Glenn to approve the reappointment of Samuel J. Cubberley to the Board of Appeals with a second by CM Ringsaker. Motion carries 6-0.

Proclamation: Mayor Martin and Council President Glenn presented a proclamation to Mr. Earl Sweigart City Code Enforcement Officer and Director of Planning, Shane Grimm of the Department of Planning in honor of October 2020 Code Enforcement Month.

Presentation: Stephanie Noye made a presentation on the Living Shoreline here in the City of Havre de Grace. She explained the many advantages of a Living Shoreline and its benefits to the citizens. Comments and questions were expressed by council to Ms. Noye. Mayor Martin stressed the fact that this park will be for public access and enjoyment.

Resolutions:

Annexation Charter Resolution 289 concerning 1748 Pulaski Highway: Second Reading (CM Ringsaker)

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF HAVRE DE GRACE, MARYLAND, ADOPTED PURSUANT TO THE AUTHORITY OF THE MARYLAND CONSTITUTION, ARTICLE XI-E AND THE PROVISIONS OF THE ANNOTATED CODE OF MARYLAND, LOCAL GOVERNMENT ARTICLE SUBTITLE 3: AMENDMENT OR REPEAL OF CHARTER, AND SUBTITLE 4: ANNEXATION AUTHORIZING THE LEGISLATIVE BODY OF A MUNICIPALITY TO ANNEX PROPERTY EXTENDING THE BOUNDARIES OF THE MUNICIPALITY BY RESOLUTION TO AMEND THE CITY CHARTER, SPECIFICALLY APPENDIX A OF THE HAVRE DE GRACE CHARTER BY ADDING "SUBSECTION A.35 THE SECOND 2020 ADDITION TO THE CITY BOUNDARIES," ALONG WITH THE LEGAL DESCRIPTION OF THE ACRES OF LAND WHICH WILL ENLARGE THE BOUNDARIES OF THE CITY OF HAVRE DE GRACE TO INCLUDE THE LAND OF 1748 PULASKI HIGHWAY CONSISTING OF TWO PARCELS FOR A TOTAL OF 1.57 ACRES MORE OR LESS.

A motion for second reading and adoption of Charter Resolution 289 was made by CM Ringsaker with a second by CM Boyer. Motion carries 6-0. Charter Resolution 289 was read into the record. A motion to adopt Charter Resolution 289 on second reading was made by CM Ringsaker with a second by CM Boyer. Motion carries 6-0.

Ordinance 1042: Concerning Deed of Dedication for Bulle Rock Parkway: First Reading (CP Glenn)

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAVRE DE GRACE, MARYLAND ADOPTED PURSUANT TO THE AUTHORITY OF ARTICLE XI-E OF THE MARYLAND CONSTITUTION, THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, CITY CHARTER SECTIONS 33, 34, 65, 66 AND 73 CONCERNING A DEED OF DEDICATION FOR 2.17 ACRES (MORE OR LESS) OFF OF BULLE ROCK PARKWAY, IN THE AREA OF THE BULLE ROCK WATER TOWER.

A motion to introduce on first reading Ordinance 1042 was made by CP Glenn with a second by CM Martin. Motion carries 6-0. Ordinance 1042 was read into record. A motion to adopt Ordinance 1042 was made by CP Glenn With a second by CM Zinner. Motion carries 6-0. A public hearing is scheduled for October 5, 2020 at 7pm.

Directors Report:

Mr. Patrick Sypolt – Director of Administration. Mr. Sypolt spoke on two city events. Havre de Grace Arts Collective featuring the band Odyssey which will be playing at the Community Center on September 25th at 7:30pm. The second event is sponsored by the Havre de Grace Colored School Museum and Cultural Center, they are hosting a day of Unity Saturday September 26th from 11 until 2PM.

Mr. Shane Grimm – Director of Planning. Mr. Grimm thanked Council for reappointing Sam Cubberley to the Board of Planning. Mr. Grimm shared an update on the Critical Area program. Citizens will be notified of the changes to their properties. The Planning Commission will meet September 28 at 6:30PM.

Mrs. Erika Quesenberg Sturgill – Director of Economic Development. Mrs. Quesenberg Sturgill shared that the HDGOED is completing the required quarterly reporting for our three open Department of Housing and Community Development (DHCD) grants for facade and tenant fit out in the Main Street District. Under these grants, they have five total draws and six new applicants for these funds under review by both BHCD and Maryland Historic Trust.

The grant application round for 2021 funding through DHCD opened last week and closes mid-October. HDGOED is writing for three separate grants to DHCD. Two are under Community Legacy to increase the facade and tenant fit out programs, and a Strategic Planning and Initiatives grant for targeted properties for redevelopment. The Havre de Grace Alliance and Main Street program is also seeking funding through this program for a Main Street district advocated project. October 22 the Soroptomist Club will hold a movie night at State Theater with only 100 tickets available that went on sale today at \$25 each. The movie is A League of Their Own and includes a gourmet hotdog from Bowmans, popcorn and a signature cocktail. Tickets went on sale today on Facebook and Event Brite.

She went on to say that today began National Small Business Week which continues through September 26, 2020. A virtual small business conference is being offered free of cost starting September 22 at www.sba.gov/nsbw.

Mr. George DeHority – Director of Finance. The current financial condition of General Fund 1, Water/Sewer Fund 9 and Marina Fund 8 were presented by Mr. DeHority. Mr. DeHority also noted that detail schedules are posted on the City's website at www.havredegracemd.com

Mr. Tim Whittie - Director of Public Works. Mr. Whittie gave an update on city projects such as the water plans for the construction of the water line between Havre de Grace and Aberdeen.

Chief Teresa Walter – Chief of Police. Chief Walter asked residents to please come forward and contact the police department if anyone knows anything about the malice destruction of property at the 100 block of South Freedom Lane and Market Street. Vehicles were damaged. Chief Walter shared that October 24, 2020 at 10am until 2pm is Drug Take Back Day and encouraged residents to bring in your old prescriptions. Chief Walter congratulated Earl Sweigart for his accomplishment this evening.

Business from Mayor Martin: Mayor Martin shared COVID case totals for Harford County and the City of Havre de Grace. He reminded residents to stay vigilant. Mayor Martin addressed past concerns over the Bulle Rock Subdivision water supply, and that the City has confirmed through an independent agency that the source of the problem was not the city's water system but was from a naturally occurring airborne fungus. Mayor Martin also shared the latest in cancellations of City events in the best interest of public safety. Mayor Martin announced that we can safely hold the yearly City Oyster Festival. In the next week or so we will have information available on our city website and tourism page. We are also having the Holly Jolly First Friday this year with the Christmas tree lighting. Mayor Martin was happy to announce the City has installed LED lights at the Lighthouse.

Business from Council:

CM Martin – CM Martin announced the cancellation of the Halloween Parade for this year. CM Martin asked that we remember David Craig and his family along with James Cameron and also his father-in-law in prayer.

CM Ringsaker – CM Ringsaker announced the next Planning Committee meeting will be held September 24 at 5:15PM. CM Ringsaker asked that we please remember his daughter in prayer with her upcoming surgery next week.

CM Boyer – CM Boyer shared her heartfelt sadness over the diagnosis of former County Executive the Honorable David Craig with his recent diagnosis. CM Boyer shared past memories of his amazing life's work and the lasting impression he has made in her life.

CM Zinner – CM Zinner said that the Historic Preservation Commission met as planned last week. They currently have two openings for alternates on the Commission. CM Zinner gave an update on census with mention that the deadline is only seven days away. CM Zinner cannot stress enough the importance of taking part in the census and the many benefits that come with it.

CM Robertson – CM Robertson thanked those who attended the annual Oktoberfest and Craft Show at the American Legion and all who helped. CM Robertson asked that we remember in prayer the parents still at home who are working hard with the virtual teaching process of their children.

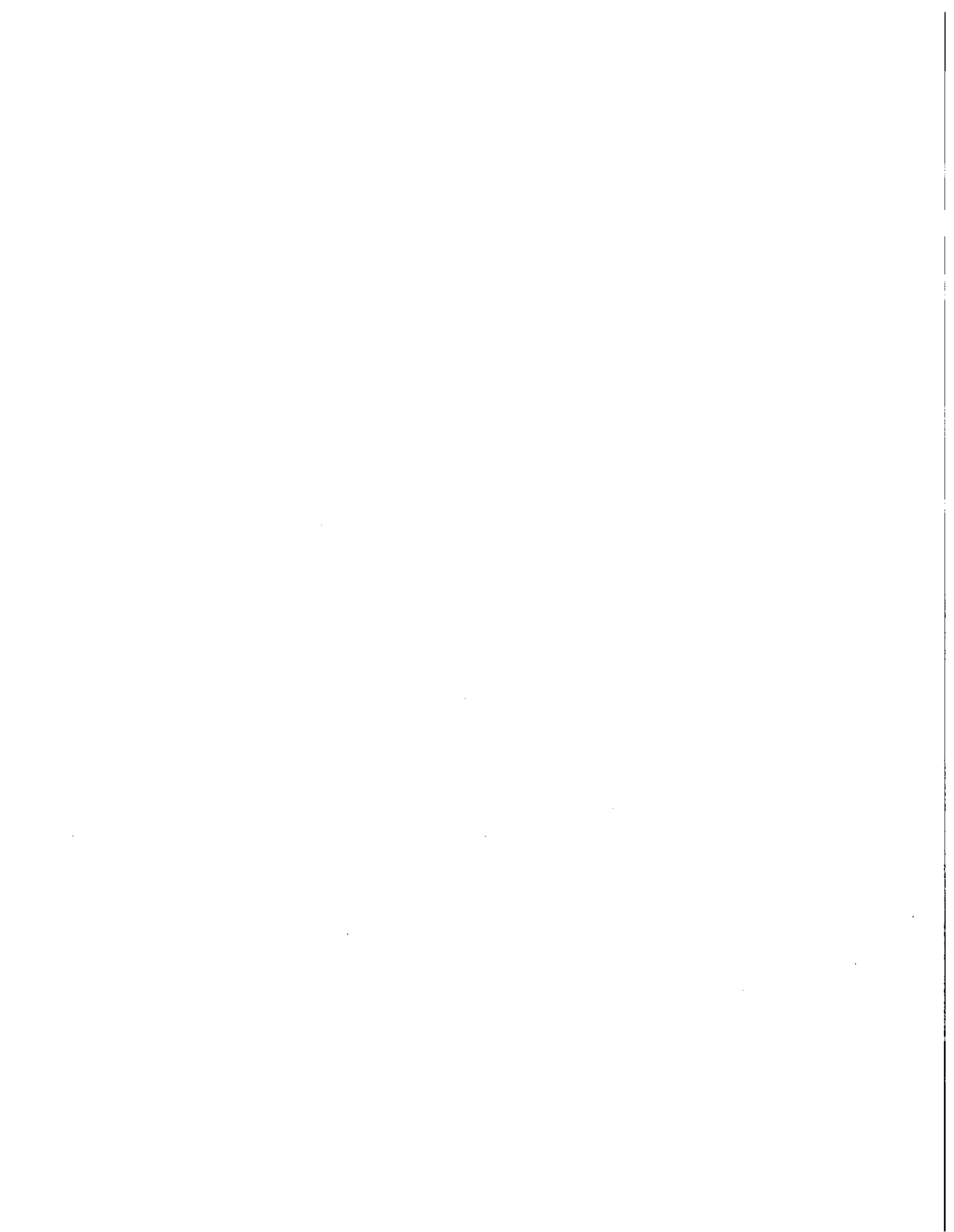
Business from Council President Glenn - Council President Glenn expressed his deepest sympathies to the Cameron Family in the loss of Mrs. Cameron. He shared his Warrior Proud Moment this evening with the continued progress of the replacement school. Council President Glenn shared a personal message for all, "It doesn't take much effort to be nice, polite, and respectful of others. I encourage you to treat others the way you would like to be treated and this world will be a much better place for all of us". Leading by example we can lay the foundation for our youth. Tomorrow's Future.

Comments from Citizens: No comments at this evening's meeting.

Adjournment: A motion to adjourn was made by CP Glenn and a second by CM Martin to adjourn at 8:57 PM. Motion carries 6-0.

Video recording of the City Council Meeting may be viewed online through Harford Cable Network or the City of Havre de Grace YouTube Channel.

**Respectfully Submitted by,
Resa Laird**





City of Havre de Grace CID 240043

CRS Activity 510 Progress Report on Implementation of Credited Plan

Report Date: September 8, 2020

Prepared by: Marisa Willis, CFM, CRS Coordinator, Department of Planning

Name of Plan: Hazard Mitigation Plan Harford County Maryland

Date of Adoption of Plan: July 2017

5-Year CRS Expiration: November 2022

Copies of the original Plan are available at Harford County Department of Emergency Services, as well as at each of the three incorporated municipalities within Harford County (Havre de Grace, Bel Air, and Aberdeen).

Within the County Hazard Mitigation Plan, under the Mitigation Goals and Action Plan section, four goals were outlined for the City of Havre de Grace:

- Goal 1: Reduce Flood Losses

The City's Floodplain Ordinance and FEMA mapping were updated and effective on April 19, 2016. The revised ordinance is based on the State model, and incorporates a 2 ft. freeboard requirement. The City's Comprehensive Plan adopted a Water Resources Element by Resolution No. 2010-17 in December 2010.

Over the past few years the City has acquired several water front properties to preserve as public open space. Concept plans are still in development for our Water Street properties, to create boat launches, parking, recreation area, and storm water management. At this time, permits are in process with Maryland Department of Environment/Army Corp of Engineers.

Engineered plans have been obtained for Phase I of Lilly Run, for 2500 feet of wetland enhancement and step pool design, and establishing a marshy area as a no-mow buffer. No work has begun on this project yet. The City is working out details of a Memorandum of Understanding with the Maryland Dept. of Transportation who is to assume this project. Also in the general area of this project, the Harford County Board of Education is in process of constructing a new High School/Middle School. At this time, MDOT is working on notifying property owners in the area of the enhancement project. The school building is in its final stages and ready for partial occupancy.

The City owned storm water pond retrofit project with partial stream restoration of Lilly Run has been completed. The City is following up with planting maintenance.

The City's project for 1,350 linear feet of a Living Shoreline at Concord Point Park has been completed. Follow-up is in progress to replace some plantings that failed to survive the summer heat.

Other storm water projects that were completed included the retrofit to the Concord Point Pond with the addition of two landscape infiltration areas, the storm pipe near the Maritime Museum which was daylighted with step pools, a rain garden near the Decoy Museum with a dry stream channel meandering into the cove, shoreline slopes were lessened, invasives removed, and native plantings installed.

- Goal 2: Protect Infrastructure – Water and Wastewater Systems

The City has installed new cameras for the SCADA system at City Hall, Police Department, water treatment plant and the water towers above town. The Waste Water Treatment Plant, and the DPW shop will have cameras installed as the current budget allows.

The water treatment plant is currently undergoing upgrades for new screens on the intakes, and repairing or replacing any pipes and clamps. This work will continue for approximately another year or more. There are no salinity problems at the plant. Work was slowed during peak COVID-19 months, but has recently begun again.

Smoke testing is done as needed, or when illegal activities are suspected.

- Goal 3: Educate and Inform the Public About All Hazards

Designed for residents of Havre de Grace, the Citizen Connection Newsletter is a City Government publication that provides updates on City projects, important announcements and introductions, and key contact information. The newsletter is published semi-annually.

The City also publishes a Welcome Home booklet, updated as needed. Contents include general information on City services, schools, parks, contact information, permits, storm preparation, how to check for water leaks, and how to prevent sewer backups. This booklet is available at City Hall, various locations around town, and mailed to new residents.

Important updates and announcements are also posted on our City website, Facebook, and Twitter, as well as during City Council meetings.

Effective May 1, 2018, the City of Havre de Grace was upgraded to a CRS Class 7. Many hours are dedicated to educating the public on flooding hazards, mapping, insurance, natural floodplain functions, and building requirements. Multiple FEMA booklets and brochures are available in the City Hall lobby and the local library. The City has also constructed a new webpage on the City website dedicated to Floodplain Management. Our website also includes a link to the Official Hurricane Guide for Harford County “Surviving the Storm”.

- Goal 4: Protect Infrastructure

The City Hall building is equipped with multiple cameras inside the main lobby, Council chambers, and around the perimeter of the building. Panic buttons are in multiple locations and functioning properly. The Police Department is also equipped with multiple cameras inside and out. As mentioned under Goal 2, bids have been obtained for additional cameras to be installed at the wastewater treatment plant, and DPW shop.

Summary

The City of Havre de Grace has been very proactive in enhancing City properties and facilities, upgrading infrastructure, and working to reduce stormwater flooding. Financial limitations guide us in a conservative manner. Administration applies for applicable grants as they become available. As with other historic communities around the State, aging water and sewer lines in need of replacement are priorities that sometimes delay progress of other projects. Roadways and sidewalks are repaired as needed. We are always striving to make Havre de Grace a better place in which to live, work, and enjoy an excellent quality of life.

CITY COUNCIL
OF
HAVRE DE GRACE, MARYLAND

ORDINANCE NO. 1041

Introduced by Council President Glenn

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAVRE DE GRACE, MARYLAND ADOPTED PURSUANT TO THE AUTHORITY OF ARTICLE XI-E OF THE MARYLAND CONSTITUTION, THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, CITY CHARTER SECTIONS 33, 34, 65, 66 AND 73 CONCERNING THE CITY'S ACQUISITION OF ROADS BY DEEDS OF DEDICATION FOR HENLER COURT, HARBOR COURT, HALL COURT AND SPINNAKER WAY.

On: 9/8/2020

at: 7:00 p.m.

Ordinance introduced, read first time, ordered posted and public hearing scheduled.

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Ordinance having been published according to the Charter, a public hearing was held on 9/21/2020, and concluded on 9/21/2020

EXPLANATION

Underlining indicates matter added to existing law.

[Bold Brackets] indicate matter deleted from existing law.

Amendments proposed prior to final adoption will be noted on a separate page with line references or by handwritten changes on the draft legislation.

WHEREAS, Woods of Bayview HOA, has ownership of all roadways, storm water facilities and common areas within the Woods of Bayview subdivision, recorded on various plats recorded among the Land Records of Harford County, including Plat; and

33 **WHEREAS**, the HOA membership approved, by a majority vote of the homeowners, to transfer
34 and record the roads and ways, namely, Hemler Court, Harbor Court, Hall Court and Spinnaker
35 Way to the City of Havre de Grace, at such time as the HOA improves those road systems to
36 standards as set forth by the Engineering Firm GEO-TECH and to the satisfaction of the Havre
37 de Grace Director of DPW; and
38

39 **WHEREAS**, on October 1, 2018, the City Council approved Resolution 2018-18 (Exhibit 1)
40 which involved a Memorandum of Understanding outlining the terms and conditions under
41 which roadbeds will be transferred to the City; and
42

43 **WHEREAS**, the Owners have completed all requirements described under the MOU terms and
44 conditions, including an onsite inspection of the road bed, as well as a HOA fee reduction
45 schedule for the next three years as attested to in a signed document by the HOA Board of
46 Directors. (Exhibit 2); and
47

48 **WHEREAS**, the City Attorney and Director of the Department of Public Works determined that
49 the dedicated portions of Hemler Court, Harbor Court, Hall Court and Spinnaker Way include
50 ONLY the road surfaces, and not the curb, gutter-pan or sidewalks, and the City by this
51 Ordinance accepts the dedication of these roads as more fully described in the attached Deed and
52 surveyed plats prepared by Morris & Ritchie Associates, Inc. (Exhibit 3);
53

54 **NOW THEREFORE**, it is this ____ day of September 2020 determined, decided and resolved
55 by a majority of the City Council members that the dedicated portions of the road beds of
56 Hemler Court, Harbor Court, Hall Court and Spinnaker Way including ONLY the roads, and not
57 the curb, gutter-pan or sidewalks, shall be accepted, used and maintained as a public street and
58 that the deeds of dedication transferring fee simple ownership to the City are appropriate and are
59 hereby ratified, approved and confirmed.
60

61 *ADOPTED by the City Council of Havre de Grace, Maryland this __ day of _____, 2020.*
62

63 *SIGNED by the Mayor and attested by the Director of Administration this __ day of _____, 2020.*
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65 ATTEST:

THE MAYOR AND CITY COUNCIL
OF HAVRE DE GRACE, MARYLAND

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69 _____
70 Patrick D. Sypolt
71 Director of Administration

72 _____
73 William T. Martin
74 Mayor

75 Introduced/First Reading: 9/8/2020
76 Public Hearing: 9/21/2020
77 Second Reading/Adopted: [mm/dd/yyyy]
Effective Date: [mm/dd/yyyy]

78 Legislative History
79 Refer to Resolution 2018-18

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Exhibit 1

RESOLUTION NO. 2018-18

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A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF HAVRE DE GRACE, MARYLAND, PURSUANT TO THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND AND SECTION 34 OF THE CITY CHARTER TO AUTHORIZE THE MAYOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE WOODS OF BAYVIEW HOMEOWNERS ASSOCIATION

WHEREAS, the Woods of Bayview Homeowners Association ("HOA") is a small private community desiring to transfer its roadbeds to the City of Havre de Grace ("City"), and

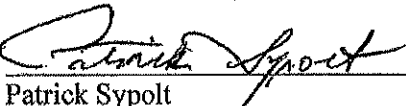
WHEREAS, the City is willing to acquire the roadbeds provided that the roads are repaired and brought up standards required by the Harford County Road Code, and


WHEREAS, the City and the HOA desire to enter into a Memorandum of Understanding outlining the terms under which the roadbeds will be transferred to the City,

NOW THEREFORE, it is this 1st day of October, 2018 determined, decided and resolved by the Mayor and City Council that the Mayor is authorized to enter into a Memorandum of Understanding, substantially in the form attached hereto as Exhibit A, for the transfer of the roadbeds to the City.

ATTEST:

MAYOR AND CITY COUNCIL OF HAVRE DE GRACE


Patrick Sypolt
Director of Administration


By: William T. Martin, Mayor

Introduced and adopted: October 1, 2018

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Exhibit A (of Resolution 2018-18)

MEMORANDUM OF UNDERSTANDING

between

The Mayor and City Council of Havre de Grace

And

Woods of Bayview HOA

WHEREAS, the Woods of Bayview is a small, private homeowners association community located in Bayview Estates, a residential subdivision established in 1988 in the City of Havre de Grace; and

WHEREAS, the Woods of Bayview Homeowners' Association ("HOA") is responsible for maintaining the private streets in the community, namely Hemler Court, Harbor Court, Hall Court and Spinnaker Way, along with the common areas and the storm water pond; and

WHEREAS, the HOA membership approved by a majority vote of the homeowners, to transfer and record the roads and ways, namely, Hemler Court, Harbor Court, Hall Court and Spinnaker Way to the City of Havre de Grace, at such time as the HOA improves those road systems to standards as set forth by the Engineering Firm GEO-TECH and to the satisfaction of the Havre de Grace Director of DPW; and

WHEREAS, the City of Havre de Grace has reviewed and agreed with the Scope of Work provided by GEO-TECHNOLOGY ASSOCIATES, INC. in determining what is required to bring the road systems into compliance,

NOW THEREFORE, The City of Havre de Grace and the HOA of the Woods of Bayview agree to the following conditions;

1. The HOA will invest approximately \$61,000.00 into the 4 individual road systems to gain compliance as stated in the GEO TECH ENGINEERING report dated October 27, 2017 to bring the 4 roadways (Hemler, Harbor, Hall and Spinnaker Way) into compliance.

2. The HOA shall initiate a minimum increase of their monthly HOA fees by \$3.00 annually for the next three years. The additional revenues generated from the increase in HOA dues and the plowing savings realized, shall be applied directly to the road reserves to complete the required paving within the designated timeframe.

3. The HOA shall have until Dec. 2021 to have all the road improvements completed, including the conveyance and recordation of each roadbed to the City of Havre de Grace.

4. The City of Havre de Grace DPW shall assume the following:

a. Roadway plowing responsibilities for a 3-year period, beginning December 2018, and ending December 2021, unless ALL terms and conditions are not met.

b. Roadbed plowing is defined as ONLY the travel portion of the roadway and does not include the parking areas and the sidewalks (this does not include the parking areas, so the HOA will need to coordinate with residents).

c. Use economy of scale pricing on any paving contracts occurring in the City and apply same for any HOA paving requests from the Woods of Bayview HOA, to help keep costs down.

d. Consider the possibility of allocating up to 25% of the total cost using Community Development Block Grant (CDBG) or Department of Housing and Community Development (DHCD) funding (provided funding availability) under the following conditions

e. As determined by the City Administration, there are no other higher priority projects.

f. The project qualifies and is approved by either DHCD or CDBG.

5. City acceptance of the road beds:

a. The acceptance of the road improvements may be completed in phases, if so desired by the HOA.

b. Once the improvements are in place and meet the established road code guidelines, the City will then validate the improvements for acceptance.

c. Upon acceptance by the City, the HOA shall then make the necessary deed transfers and recordation for the road beds to include Hall Court, Harbor Court, Hemler Court and Spinnaker Way.

d. The City shall not accept any responsibility for the parking areas or sidewalks.

e. The City will not assume full responsibility for the roads, until the roads are transferred and recorded.

6. Should the HOA fail to perform within the timeframe established, the City will only continue to plow and maintain those roadways that have been accepted and recorded (if any).

7. Should the HOA not fulfill its obligation regarding this project, the City may bill the HOA for plowing service rendered except where the City has already accepted the roadways.

WITNESS/ATTEST

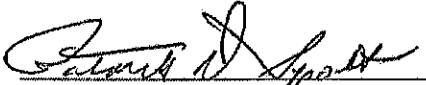
Woods of Bayview HOA

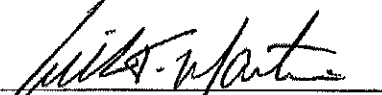
McGarry - agent
Woods of Bayview HOA Property Mgr.

By: Latonya McFadden
Name: Latonya McFadden
Title: Woods of Bayview HOA President

WITNESS/ATTEST

MAYOR AND CITY COUNCIL
OF HAVRE DE GRACE


Patrick D. Sypolt,
Director of Administration

By: 
William T. Martin, Mayor

Approved as to legal sufficiency:

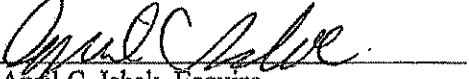

April C. Ishak, Esquire
City Attorney for the City of Havre de Grace

Exhibit 2

BCH Property Management

356 Congress Avenue
Havre de Grace, MD 21078
Office- 410-939-1900

bchpropertymanagement@gmail.com
www.bchrents.managebuilding.com

September 2, 2020

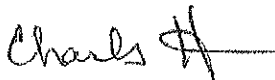
Dear Mayor Martin and City Council Members,

This letter is to affirm the Woods at Bayview increased their monthly dues beginning in January 2019-December 2021 to \$45.00, monthly. The previous monthly dues were \$40.00. This was done in accordance to the MOU, with the City of Havre de Grace, Resolution 2018-18, dated October 1, 2018.

Attached to this letter are the minutes from the Woods at Bayview board meeting, dated October 9, 2018 and a copy of their newsletter informing the community of the increase.

If further information is needed, questions or comments, please feel free to e-mail BCH at bchpropertymanagement@gmail.com.

Regards,



Charles Hiner – President
BCH Property Management

The Woods of Bayview Homeowner's Association

Board of Directors Meeting

October 9, 2018

6:30pm

Call Meeting to Order: 6:30pm

Board Quorum: present

Members present: LaTanya, Robbin, Paula and Charlie

Board Minutes: Approved

Financial Reports:

- Reviewed

Delinquency Report:

- None addressed

Architectural requests:

- None Addressed

Committees:

- LaTanya will remain appointed as President, Robbin as Vice President, Paula as Treasurer and Marie as Secretary. Marie will no longer be a member of the architecture committee and LaTanya will officially replace her on the committee.

Old Business:

- Roads: Robbin updated on roads and MOU.
- 510 Hemler CT fee not waived
- 591 Hall CT send letter no exemption for trashcans
- 508 Hemler CT end letter in reference to trash can on front and need to bring rear fence into compliance. Additional time granted due to home out of compliance prior to sale of home.
- 502 Hemler CT fine not paid; still out of compliance with walk around inspections; turn over to attorney (as 12/10/2018 home is vacant and possibly for sale or rent), fees need to be paid before resale packet can be sent)

New Business:

- o 585 Hall Court trashcans in common area
- o 531 Hall CT fee is waived
- o Review stormwater mgt pond summary from attorney
- o MOU from City of Havre de Grace; HOA will raise monthly dues by \$3.00 for next three years (2019, 2020, 2021) as requested by the City of Havre de Grace; BOD moved to approve MOU pending review by attorney
- o BCH to contact JD Lawn in reference to no longer providing snow removal services due to the city taking over snow removal; will still need to lawn services
- o Budget needs to reflect money moving to the reserve
- o Schedule annual meeting third Thursday in January (1/17/2019)
- o Each member bring at least one proxy vote
- o BCH will mail out proxy to BOD
- o Christmas Holiday contest \$75, \$50, \$25 Home Depots for three top homes. Judging to be held December 15th; light on by 6:30pm

Adjourned at 7:37pm Next Meeting October 10th @6:30pm.

Woods of Bayview



- **THE NEXT ANNUAL MEETING** is scheduled for Thursday, January 17, 2019. Meeting will be held at the Havre de Grace Police Department in the conference room at 7pm.
- **ANNUAL CHRISTMAS DECORATING CONTEST** – Judging to be held on December 15, 2018 at 6:30 pm. Prizes will be awarded.
 - 1st place - \$75 Home Depot Gift Card
 - 2nd place - \$50 Home Depot Gift Card
 - 3rd place - \$25 Home Depot Gift Card
- **HOA DUES INCREASE** – The Woods of Bayview and the City of Havre de Grace have reached an agreement in regards to the City takeover of the roads in the Woods of Bayview community. The Memorandum of Understanding (MOU) has been approved. As part of this agreement, the HOA dues will increase to \$45 per month beginning January 2019 and continuing through December 2021. Please take note of this change and have your 2019 payments reflect the updated amount. As always, make payments payable to Woods of Bayview HOA.
- **SNOW REMOVAL** - snow removal will now be handled by the City of Havre de Grace. Please contact the city at 410-939-1800 for any questions or concerns in regards to snow removal.
- **ARCHITECTURAL REQUESTS**- Any architectural changes to the exterior of the home or property **MUST** be approved by the architectural request committee- This includes, painting, solar panels, front door replacements, etc. and removal of trees-The fine structure will be enforced accordingly for any violations. ALL Architectural Request Packets must be submitted to BCH Property Management via mail or email and approval must be given prior to starting work.
- **PARKING**- The Woods Board has reviewed the parking once again and has decided not to assign parking spaces- *Please be considerate of your neighbors*- The parking is on a first come first serve basis; however, parking is not assigned and you are not guaranteed a parking spot in front of your house. In order to be courteous to your neighbors, please ask guests to park in the overflow parking or along non-restricted areas on street
- **PLEASE PICK UP AFTER YOUR PETS**- All pet owners are responsible for picking up after their pets. Pet waste transmits disease so please clean up after your pets immediately.
- **TRASH REMINDERS**- Trashcans are to be stored at the back of your home (Harbour CT is exempt from this due to a limited ease-way behind the homes) When putting cans out for Trash Pick-Up, place them in the *front of your own home no earlier than 7:00 pm of the night before and return them to the back of your house by 7:00 pm the following night. Homeowners out of compliance with the section of the rules and regulations are subject to fine.*
 - When placing items out *for BULK PICK-UP*- You **MUST** call the City of Havre de Grace at 410/939-1800 by noon on Thursday and request bulk pick-up for Friday. Items such as mattresses/sofas and appliances will be picked up on Friday /Must call & tell the City what items will be set out.
 - **TRASH AND RECYCLABLES WILL BE COLLECTED SAME DAY!** Please place your containers side by side for pick up every Wednesday.
 - **YARD WASTE**- Picked up **EVERY** Monday-all year round- grass clippings, leaves, branches, brush, tree trimmings, and Christmas tress- Tie branches in bundles no longer than 4 feet long, not wider than 2 feet nor over 50lbs. Paper lawn bags or trash cans may be used, **No plastic bags**. If using a trash can and it is too heavy to lift, it will not be picked up.
 - If you have any questions regarding trash pick-up, please contact the City of Havre de Grace at 410-939-1800.

BCH Property Management, 356 Congress Ave., HDG, Md. 21078 – (410)939-1900, bchpropertymanagement@gmail.com

October 2018

Exhibit 3

Karas & Bradford
File No. **220R-0268**
Tax ID #

No Title Search
Zero Consideration
Conveyance of Road Bed

Deed exempt from Recording and Transfer Taxes Pursuant to Tax Property Article 12-108 (a) (1) (iv), 13-207 (n) (1)

This Deed, made this ____ day of August, 2020, by and between **The Woods of Bayview Homeowners Association, Inc.**, GRANTOR, and **The Mayor and City Council of the City of Havre de Grace**, a municipal corporation of the State of Maryland, GRANTEE.

- Witnesseth -

That in consideration of the sum of No and 00/100 Dollars (\$.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, in fee simple, all that lot of ground situate in the County of Harford, State of Maryland and described as follows, that is to say:

Road beds for Hemler Court, Harbor Court and Hall Court as shown on a Plat entitled "Revised Open Space, Final Plat, Phase 1, The Woods of Bayview" which is recorded among the Land Records of Harford County, Maryland in Plat Book J.J.R. No. 210, folio 19, as attached hereto.

BEING a part of the land granted and conveyed by and described in the Confirmatory Deed dated July 10, 1997 and recorded in the Land Records of the County of Harford, Maryland, in Liber 2557, Folio 001, from Terra Firma Development, Inc., a body corporate of the State of Maryland, a party of the first part and Bob Ward, Inc., a party of the second part.

Road beds for Spinnaker Way as shown on a Plat entitled "Revised Open Space - Final Plat One - Section IV - Phase II, The Woods of Bayview" which is recorded among the Land Records of Harford County, Maryland in Plat Book J.J.R. No. 210, folio 47, as attached hereto.

BEING a part of the land granted and conveyed by and described in a Deed dated March 19, 2001 and recorded in the Land Records of the County of Harford, Maryland, in Liber 3478, Folio 294, from Bob Ward at Bayview, LLC, a Maryland limited liability company unto The Woods at Bayview Homeowners Association, Inc.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, that it will specially warrant the property hereby granted, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said The Mayor and City Council of the City of Havre de Grace, a municipal corporation of the State of Maryland, in fee simple.

And Grantor does hereby covenant to execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

_____(SEAL)

STATE OF _____ }
COUNTY OF _____ } ss

I hereby certify that on this ____ day of August, 2020 before me, the undersigned officer, a Notary Public in and for the State aforesaid, personally appeared _____, who acknowledged himself/herself to be the _____ of The Woods of Bayview, a corporation, and that he/she has as _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the corporation by himself/herself as such _____.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____

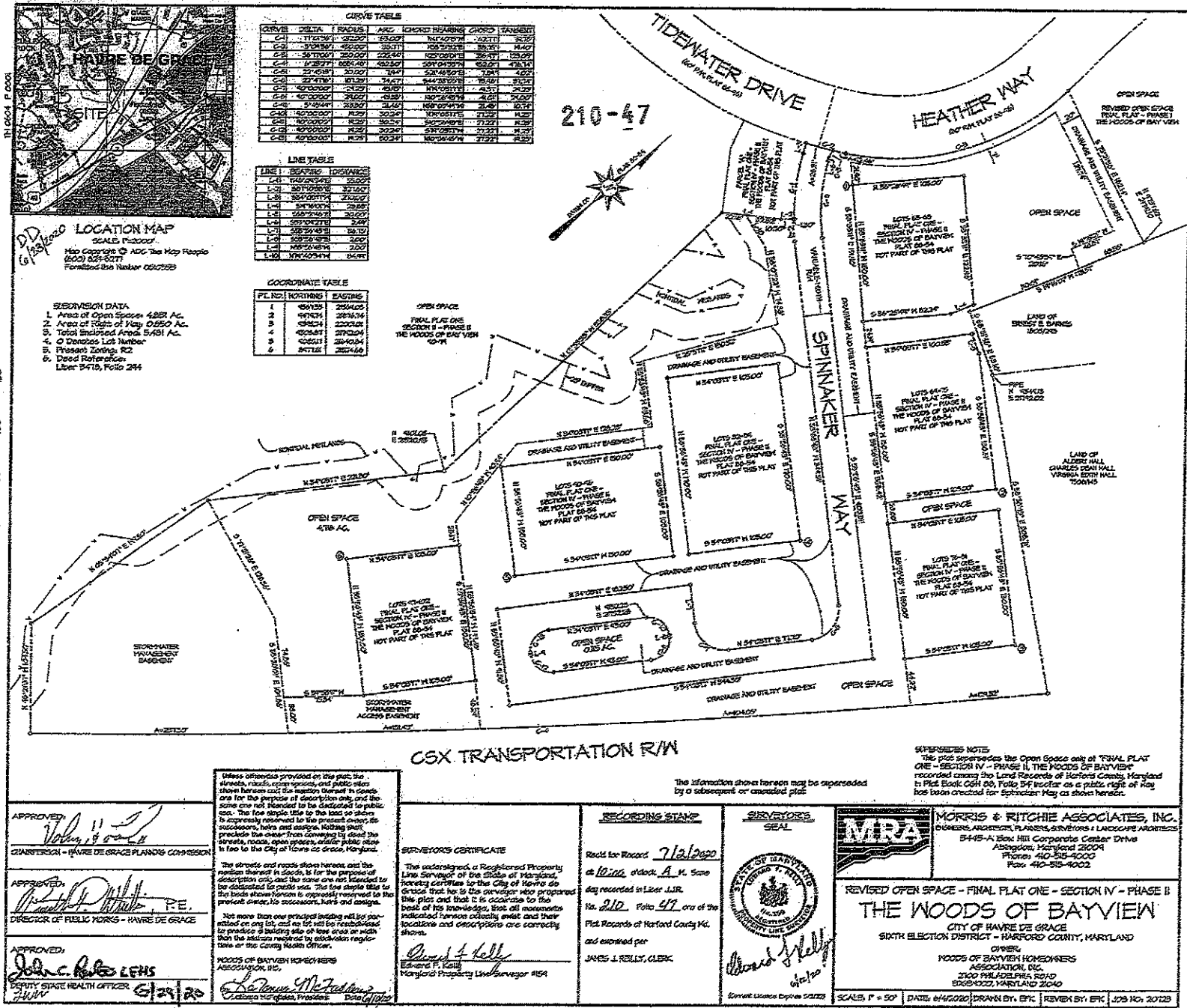
ATTORNEY CERTIFICATION

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

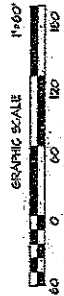
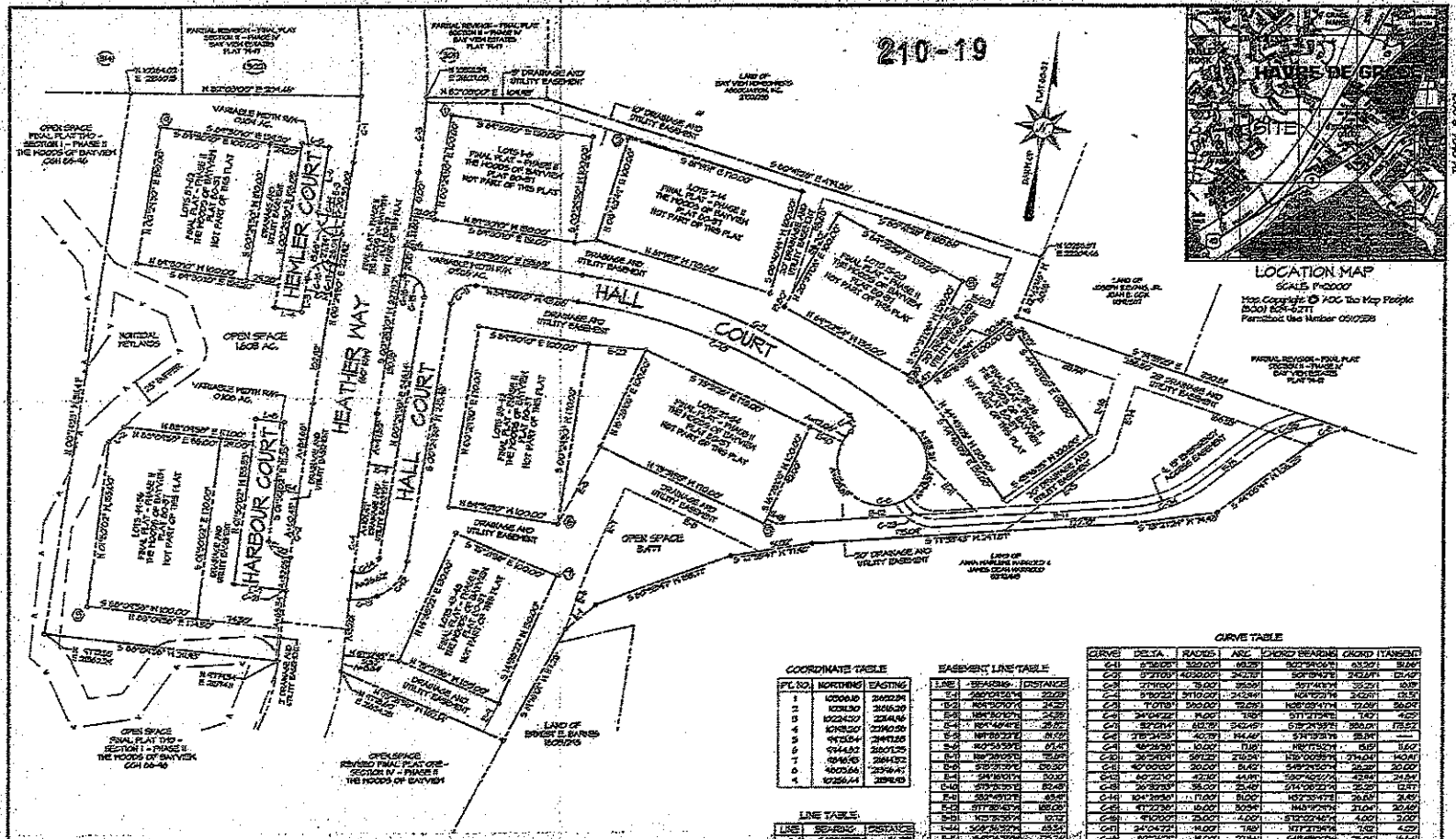
Charles E. Bradford, Attorney

AFTER RECORDING, PLEASE RETURN TO:

**Karas & Bradford
325 South Main Street
Bel Air, MD 21014**



210-19



- SUBDIVISION DATA**
1. Area of Open Space: 5,000 AC.
 2. Area of Right of Way: 2,905 AC.
 3. Total Enclosed Area: 5,005 AC.
 4. O. Dendos, Lot Number:
 5. Present Zoning: R2
 6. Dead Reference: Libor 2057, Folio 601

SURVEYS NOTE
 This plan supersedes the Open Space and "FINAL PLAT - PHASE I THE WOODS OF BAYVIEW" recorded among the Land Records of Harford County, Maryland in Plot Book Case No. Folio 91 insofar as public rights of way have been created for Hall Court, Heather Court and Harbour Court as shown hereon.

Notes attached provided on this plan, the streets, roads, open spaces, and public easements shown hereon and the portion thereof in each case for the purpose of description only and the same are not intended to be dedicated to public use. The fee simple title to the lots so shown is hereby reserved to the present owner, his successors, heirs and assigns. Nothing shall preclude the owner from conveying by deed the streets, roads, open spaces, or public easements hereon to the City of Harford, Maryland.

The streets and roads shown hereon, and the portion thereof in each case, for the purpose of description only and the same are not intended to be dedicated to public use. The fee simple title to the lots shown hereon is expressly reserved to the present owner, his successors, heirs and assigns.

Not more than one principal building will be permitted on any lot, and no lot will be redeveloped to provide a building area of less area or width than the minimum required by subdivision regulations or the County Health Officer.

WOODS OF BAYVIEW HOMEOWNERS ASSOCIATION, INC.
 21022020
 David J. McCallister
 Association President

COORDINATE TABLE

LINE NO.	NORTHINGS	EASTINGS
1	10000.00	20000.00
2	10000.00	20000.00
3	10000.00	20000.00
4	10000.00	20000.00
5	10000.00	20000.00
6	10000.00	20000.00
7	10000.00	20000.00
8	10000.00	20000.00
9	10000.00	20000.00
10	10000.00	20000.00

LINE TABLE

LINE NO.	BEARING	DISTANCE
L-1	N 0° 00' 00" E	100.00
L-2	N 90° 00' 00" E	100.00
L-3	S 0° 00' 00" E	100.00
L-4	S 90° 00' 00" E	100.00
L-5	N 0° 00' 00" E	100.00
L-6	N 90° 00' 00" E	100.00
L-7	S 0° 00' 00" E	100.00
L-8	S 90° 00' 00" E	100.00
L-9	N 0° 00' 00" E	100.00
L-10	N 90° 00' 00" E	100.00

EASEMENT LINE TABLE

LINE NO.	BEARING	DISTANCE
E-1	N 0° 00' 00" E	100.00
E-2	N 90° 00' 00" E	100.00
E-3	S 0° 00' 00" E	100.00
E-4	S 90° 00' 00" E	100.00
E-5	N 0° 00' 00" E	100.00
E-6	N 90° 00' 00" E	100.00
E-7	S 0° 00' 00" E	100.00
E-8	S 90° 00' 00" E	100.00
E-9	N 0° 00' 00" E	100.00
E-10	N 90° 00' 00" E	100.00

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	90.00	100.00	100.00	0° 00' 00"	100.00
C-2	90.00	100.00	100.00	0° 00' 00"	100.00
C-3	90.00	100.00	100.00	0° 00' 00"	100.00
C-4	90.00	100.00	100.00	0° 00' 00"	100.00
C-5	90.00	100.00	100.00	0° 00' 00"	100.00
C-6	90.00	100.00	100.00	0° 00' 00"	100.00
C-7	90.00	100.00	100.00	0° 00' 00"	100.00
C-8	90.00	100.00	100.00	0° 00' 00"	100.00
C-9	90.00	100.00	100.00	0° 00' 00"	100.00
C-10	90.00	100.00	100.00	0° 00' 00"	100.00

APPROVED: *Walter R. 4/14/20*
 CHAIRPERSON - HARVARD GRACE PLANNING COMMISSION

APPROVED: *Mark W. 4/14/20*
 DIRECTOR OF PUBLIC WORKS - HARVARD GRACE

APPROVED: *John C. 4/22/20*
 DEPUTY STATE HEALTH OFFICER

SURVEYORS CERTIFICATE
 The undersigned, a Registered Property Line Surveyor of the State of Maryland, hereby certifies to the City of Harford, Maryland that he is the person who prepared this plan and that it is accurate to the best of his knowledge, that all monuments indicated hereon actually exist and their locations and descriptions are correctly shown.

Edward E. Kelly
 Edward E. Kelly
 Maryland Property Line Surveyor #291

RECORDING STAMP
 Recd for Record 4/14/20
 in 11:00 AM at 4:00 PM
 day recorded in Liber - LIR
 in 20 Folio 91 one of the
 Plot Records of Harford County Md.
 and returned per
 JAMES L. KELLY, CLERK

SURVEYORS SEAL
 EDWARD E. KELLY
 MARYLAND PROPERTY LINE SURVEYOR #291

MORA
 MORRIS & RITCHIE ASSOCIATES, INC.
 3445-A Box Hill Corporate Center Drive
 Abingdon, Maryland 21004
 Phone 410-315-1000
 Fax 410-515-1002

REVISED OPEN SPACE - FINAL PLAT - PHASE I
THE WOODS OF BAYVIEW
 CITY OF HARVARD GRACE
 SIXTH ELECTION DISTRICT - HARVARD COUNTY, MARYLAND

ON BEHALF OF:
 WOODS OF BAYVIEW HOMEOWNERS ASSOCIATION, INC.
 2102 THE ADELPHA ROAD
 SEWERSD, MARYLAND 21050

SCALE: 1" = 40' DATE: 3/16/20 DRAWN BY: EPK REVIEW BY: JCB NOV 2020

CITY COUNCIL
OF
HAVRE DE GRACE, MARYLAND

ORDINANCE NO. _____

Introduced by _____ Council Member Ringsaker

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HAVRE DE GRACE ADOPTED PURSUANT TO THE AUTHORITY OF ARTICLE XI-E OF THE MARYLAND CONSTITUTION, THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AND SECTIONS 33 AND 34 OF THE HAVRE DE GRACE CITY CHARTER, FOR THE PURPOSE OF AMENDING CITY CODE CHAPTER 205: ZONING TO ADD "PERSONAL CARE BOARDING HOME" AS A CONDITIONAL USE IN THE R1 AND R2 DISTRICTS.

On: October 5, 2020

at: 7:00pm

Ordinance introduced, read first time, ordered posted and public hearing scheduled.

PUBLIC HEARING

A Public Hearing is scheduled for _____.

EXPLANATION

Underlining indicates matter added to existing law.

[Bold Brackets] indicate matter deleted from existing law.

Amendments proposed prior to final adoption will be noted on a separate page with line references or by handwritten changes on the draft legislation.

34 The following definition shall be added to Section 205-13 under Definitions between "PAYDAY
35 ADVANCE SHOP" and "PERSONAL SERVICE SHOP":
36

37 PERSONAL CARE BOARDING HOME - A premises which provides personal care to adults,
38 for consideration, and provides these services to a maximum of five (5) adults not related to the
39 provider or owner. Personal care includes providing daily assistance by ownership or management
40 that are trained and licensed professionals to individuals who are unable to care for themselves;
41 such as the elderly or disabled persons. Personal care boarding homes provide housing, meals and
42 one or more personal services for a period exceeding 24 hours.
43

44 The following underlined language shall be added to Section 205-18 under Conditional uses:
45

46 J. Personal-care boarding homes. This use may be granted by the Board of Appeals in the R1
47 district, provided that:
48

49 (1) The proposed use shall be located in a single-family detached dwelling.
50

51 (2) The maximum number of boarders shall be 5.
52

53 (3) Where an application is for construction of a new dwelling, the building shall be similar
54 in appearance to other single-family dwellings in the neighborhood.
55

56 (4) The dwelling shall have a minimum of 1,000 square feet of finished living space on the
57 ground floor.
58

59 (5) One offstreet parking space shall be provided for each staff member on the largest shift
60 employed in the home.
61

62 (6) All applicable State and County laws and regulations are satisfied and the applicant is in
63 good standing and has obtained all applicable State and/or County licenses to operate a
64 personal care boarding home.
65

66 The following underlined language shall be added to Section 205-21 under Conditional uses:
67

68 N. Personal-care boarding homes. This use may be granted by the Board of Appeals in the R2
69 district, provided that:
70

71 (1) The proposed use shall be located in a single-family detached dwelling.
72

73 (2) The maximum number of boarders shall be 5.
74

75 (3) Where an application is for construction of a new dwelling, the building shall be similar
76 in appearance to other single-family dwellings in the neighborhood.
77

78 (4) The dwelling shall have a minimum of 1,000 square feet of finished living space on the
79 ground floor.

80
81 (5) One offstreet parking space shall be provided for each staff member on the largest shift
82 employed in the home.

83
84 (6) All applicable State and County laws and regulations are satisfied and the applicant is in
85 good standing and has obtained all applicable State and/or County licenses to operate a
86 personal care boarding home.

87
88 In accordance with the provisions of the Maryland Ann. Code, Land Use Article, §4-203 and the
89 City Charter requirements, this ordinance shall become effective no earlier than ten days after the
90 close of the public hearing on the Zoning Code amendments set forth herein.

91
92 **NOW THEREFORE**, it is *determined, decided, and resolved by the City Council* that _____
93 is hereby approved.

94
95 *ADOPTED by the City Council* of Havre de Grace, Maryland this ___ day of _____, 2020.

96
97 *SIGNED by the Mayor and attested by the Director of Administration* this _____ day of
98 _____, 2020.

99
100
101 ATTEST:

THE MAYOR AND CITY COUNCIL
OF HAVRE DE GRACE, MARYLAND

102
103
104
105 Patrick D. Sypolt
106 Director of Administration

107
108
109
110 William T. Martin
111 Mayor

112
113 Introduced/First Reading: 10/5/2020
114 Public Hearing: [mm/dd/yyyy]
115 Second Reading/Adopted: [mm/dd/yyyy]
116 Effective Date: [mm/dd/yyyy]

117 Legislative History

118 Ordinance No. _____, As Amended, enacted _____ [Date]
119 Ordinance No. _____, As Amended, enacted _____ [Date]

120