

PELU TASK FORCE MEETING #4
Thursday, January 24, 2008

Start Time: 4:10 p.m.
End Time: 6:20 p.m.

Members present: Tom Ballentine, Ada Louise Bohorfoush, Patrick Crowe, Brian England, Bill Erskine, Judy Fisher-George, James Howard, II, Cathy Hudson, William Lewis, Julia Mattis, Frank Mirabile, Bridget Mugane, Debbie Nix, Sang Oh, Susan Scheidt, Tim Sosinski, Andrew Stack, Howard Weinstein, Shari Zaret.

Also present: Kimberley Flowers, Caryn Lasser, Stephanie Scott, Theodore Wimberly

Bill Erskine and Howard Weinstein opened the meeting.

Announcement was made that in case of inclement weather a blast will be sent to all members and a post will be on the blog by 2:30 p.m. for meeting cancellation the day of a scheduled meeting.

Registration for the Task Force Blog is easy. All that's needed is a Google password. One can be obtained for free.

The Minutes for the third task force meeting (January 15, 2008) were approved, with attendance corrections.

Bob Lalush, Planning Supervisor, Department of Planning & Zoning (DPZ) gave a presentation on Piecemeal Zoning Map Amendments and Text Amendments which contained the following discussion points:

- There was a display of a large map of what Howard County looked like in 1948 and a second map showing what the county currently looks like by comparison.
- A explanation of what Mr. Lalush's division in the DPZ does (ie zoning administration, zoning map amendments, and zoning text amendments).
- A correlation between comprehensive zoning and piecemeal map amendments.
- Piecemeal map amendment process (including documented site plans).
- Role of Site Plan Review Committee.

Task Force Issues/Concerns/Questions:

- Concerned about Plans that may be submitted to DPZ for approval which are different than the plans discussed during the Pre-submission Community Meetings.
- Concerned with the standards being used to evaluate rezoning cases.
- Concerned about the timing of variances in the process. Typically, made after any public hearings. Should variances be sent to attendees of the Pre-submission meeting?
- Are guidelines needed to evaluate piecemeal cases?
- Concerned about conditional use standards.
- Questioned the advantages and disadvantages of having a General Plan land use map that was more detailed vs. a vague "Blob" map.

- Should Site Plan Review Committee meetings be “opened-up” to the public?
- How are neighborhood defined?
- Discussion of Case Law. Book by SCHNIDMAN, FRANK, STANLEY D. ABRAMS AND JOHN J. DELANEY. Handling the Land Use Case.
- Structure and roles of Planning Board and Zoning Board may need to change.
- Zoning Regulation (Text) Amendment (ZRA) changes are not be posted because they are not supposed to be site specific.
- Burden is placed on citizens to check DPZ’s webpage to follow ZRAs.
- Broadcasts should be sent to the general public.
- ZRAs should be grouped or batched and evaluated periodically.
- Site specific ZRAs should hold a pre-submission meeting and required to post property.

The task force made the following decisions:

- The members agreed to change the time to 3-5 p.m. going forward to accommodate people who are not able to attend current time.
- The Task force members are to develop a list of 10 short bulleted-style concerns about the county’s land-use process. The completed list should be ready and posted to the Blog by Friday, February 1, 2008.

Jim Irvin and members from the Planning Board will attend the meeting on the 29th.

The next meetings will be held:

Tuesday, January 29, 2008
4-6 p.m.

Thursday, February 7, 2008
3-5 p.m.

The meeting was adjourned at 6:20 p.m.

Respectfully submitted,
Stephanie Scott
Theodore Wimberly