



Howard County Council

George Howard Building
3430 Courthouse Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Courtney Watson, Chairperson
District 1
Mary Kay Sigaty, Vice Chairperson
District 4
Calvin Ball
District 2
Greg Fox
District 5
Jennifer Terrasa
District 3

Minutes (approved)
Legislative Work Session
July 26, 2010

The meeting was called to order by Chairperson Watson at 4:33 pm in the Board Room, Board of Education, 10910 Route 108, Ellicott City.

Members present: Calvin Ball, Greg Fox, Mary Kay Sigaty, Jennifer Terrasa and Courtney Watson.

Discussion: The members discussed the following items related to the following bill:

Council Bill No. 44-2010 - Pursuant to Section 612 of the Howard County Charter, approving a 40-year ground lease of approximately 13.88 acres of park land located at 6500 Mansion Lane, Elkrigde, Howard County, Maryland by and between Howard County, Maryland and Howard County Tennis Patrons, Inc. under the terms of which the County agrees to reinvest certain rent; authorizing the County Executive to execute and deliver the lease on behalf of the County, and generally relating to the approval, authorization, execution, and delivery of a multi-year lease of certain premises owned by Howard County to the Howard County Tennis Patrons, Inc.

The members discussed issues for amendment by the Administration related to signage, use by HCPSS for graduation and Revenue Based Rent. The financing is wholly private; the County may but need not cure any losses; and the Administration will provide information related to performance and payment bonds.

Council Resolution No. 103-2010 - Approving and authorizing the execution of a Development Rights and Responsibilities Agreement by and between Camilla Carroll and Philip D. Carroll and Howard County, Maryland in accordance Title 16, Subtitle 17 of the Howard County Code

Marsha McLaughlin submitted a letter dated July 23, 2010 from MSHA on access. Jim Irvin explained the provisions on Sewer Improvements. Marsha McLaughlin indicated that the Agricultural Preservation Easement is in perpetuity and explained the basis for the \$2.0 million dollar trust fund. Paul Johnson indicated that the DRRA is substantially the same document that was reviewed by the Planning Advisory Board. There was a discussion of amendments for the timing of recordation of covenants prohibiting single family attached and apartment units and preventing further development of the Core. There was also discussion of an amendment confirming the applicability of APFO.

Council Bill No. 40-2010 (ZRA-126) – Introduced by Chair at the request of Kimberly Harbin Taylor and Michael Taylor - Amending the Howard County Zoning Regulations to allow Farmer’s Markets and Produce Stands in the R-20 Zoning District as a conditional use, under certain conditions; and generally relating to Farmer’s Markets and Produce Stands

Staff directed to prepare an amendment striking “farmer’s market”. There was a discussion of lighting, signage and parking.

Council Bill No. 41-2010 (ZRA-129) – Introduced by Calvin Ball, Councilmember - Amending the Howard County Zoning Regulations to establish new definitions for “Small Wind Energy Systems, Building Mounted” and “Small Wind Energy Systems, Freestanding Tower”; to permit Small Wind Energy Systems in certain zoning districts, under certain conditions; and generally relating to Small Wind Energy Systems

The members discussed a comparative chart of the provisions in other Maryland Jurisdictions.

Council Bill No. 46-2010 (ZRA-130) – Introduced by Chairperson at the request of Marsha S. McLaughlin, Director of Planning and Zoning - Allowing Farm Wineries – Class 1 as a permitted accessory use in the RC (Rural Conservation) and the RR (Rural Residential) Zoning Districts under certain conditions; allowing Farm Wineries – Class 1 and Class 2 as a conditional use on Preservation Parcels or as permitted conditional use categories in the RC (Rural Conservation) Zoning District under certain conditions; allowing Farm Wineries – Class 2 as a conditional use on Preservation Parcels or as permitted conditional use categories in the RR (Rural Residential) Zoning District under certain conditions; defining certain terms; establishing certain criteria related to Farm Wineries Class 1 and Class 2; and generally relating to the Howard County Zoning Regulations

There was a discussion of Class 1 and Class 2 Wineries, social events and licensing.

Council Bill No. 47-2010 - Amending the Adequate Public Facilities Act of Howard County and establishing procedures and policies related to revitalization within Downtown Columbia, including establishing an appropriate intersection standard for Downtown Columbia; requiring a pedestrian and bicycle level of service test for Downtown Columbia; establishing a housing unit allocation process for Downtown Columbia to conform to the Downtown Columbia Plan; defining certain terms; making certain technical corrections; and generally related to the Adequate Public Facilities Act in Howard County

Ms. McLaughlin summarized the key provisions of the bill, including the CLV test and the queuing test.

Council Resolution No. 97-2010 - Revising Chapter 4, Adequate Public Facilities Test Evaluation Requirements, of Volume III (Roads and Bridges) of the Design Manual in order to amend the standards and specifications relating to the adequate public facilities evaluation specific to Downtown Columbia

There was a discussion of cost sharing for grade separated intersections and of trip credits.

Council Resolution No 98-2010 - Repealing Council Resolution No. 21-1992 and declaring that certain road facilities are the constrained road facilities in Howard County

The resolution removes Downtown Columbia intersections from the constrained intersection list and subjects them to APFO.

Council Resolution No. 101-2010 - Adopting the Housing Unit Allocation Chart for Fiscal Year 2011 pursuant to the Adequate Public Facilities Act of Howard County

There were no topics of discussion.

The meeting was adjourned at 7:05 pm.

