



Howard County Council

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

COUNCILMEMBERS

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

Minutes (approved)
Legislative Work Session
March 28, 2011

The work session was called to order by Chairperson Ball at 4:37 pm in the Banneker Room, George Howard Building, 3430 Courthouse Drive, Ellicott City.

Members present: Calvin Ball, Greg Fox, Mary Kay Sigaty, and Jennifer Terrasa (arrived 5:15 pm).

Council Bill No. 10-2011 - Introduced by The Chairperson at the request of the County Executive/Co-sponsored by Calvin Ball, Council Chairperson, and Greg Fox - Providing for certain market-based alternatives to the moderate income housing unit obligation imposed on developers; making certain corrections in the process for determining the price of a moderate income housing unit offered for sale; clarifying when certain factors related to price will be established; amending the time that certain interest rates shall be determined; setting the maximum amount of earnest money that may be collected from certain purchasers; removing obsolete references related to the eligibility to rent moderate income housing units; making certain technical corrections; and generally relating to Moderate Income Housing Units in Howard County.

Stacy Spann and Kelly Cimino called on for further information. The members discussed a series of issues as follows: base sales price for MIHU, timing and pricing; ratio for substitute units; calculation of fee-in-lieu based on square footage of comparable MIHU; Housing Commission purchase of units for rental to moderate income households; minimum fee-in-lieu, survey duration and fund deposit; and buyers at 60% of median income and unforeseen homeownership expenses. Council staff and Housing Commission staff to coordinate potential amendments.

Council Bill No. 9-2011 - Introduced by, The Chairperson at the request of the Marsha S McLaughlin, Director, Department 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.

Marsha McLaughlin and Kevin Addicts called on for additional information. The members considered a series of issues as follows: preservation parcels as part of a cluster subdivision and access; number of visitors

for Class 1 wineries; number of visitors for Everyday Events for Class 2 wineries; acreage for small farm wineries; required road access in other jurisdictions; and whether there is the need for an exception to access on a local cluster subdivision road when a cluster subdivision is organized around a winery. Ms. McLaughlin identified the need for a technical correction concerning shared driveways.

The work session was adjourned at 5:55 pm.