

**Planning Advisory Board
Meeting Summary
April 13, 2022**

Attendance:

James Thornton
Diane Sengstacke
Aaron Penman
Geoffrey Close

P&Z Staff:

Jenny Jarkowski
Jennifer Freeman

Also in Attendance:

Joel Gallihue – Planning and Zoning

- 1) The meeting was called to order at 6:00 p.m.
- 2) **Minutes/Summary**

The PAB members approved the summary of the March 2022 PAB meeting.

- 3) **Critical Area Legislation**

Joel Gallihue presented for Planning and Zoning. Every jurisdiction in Maryland with Chesapeake Bay shoreline is required to have a Critical Area Program that includes Zoning Code, Zoning Map and Program Manual. They must update the Critical Area Program, Map and Code on a cycle. He showed the changes on a few different maps. He explained the different types of Land Use types. These include Intensely Developed Area, Limited Developed Area, and Resource Conservation Area. He explained the process for review of buffer delineations. He also explained the Code had to be updated and he explained some general changes to the Code.

Mr. Thornton asked if property owners know they are in the critical area. Mr. Gallihue said they would have been contacted by the state about any changes to their property. And they can get any information from Planning and Zoning. Ms. Sengstacke asked if Aberdeen Proving Ground is affected by this. Mr. Gallihue said they are. Mr. Close asked if there is a violation who enforces it. Mr. Gallihue said the county enforces it. The state can review all projects and the program. Mr. Close asked if someone buys a property in the critical area are they told as part of settlement. How do they know? Mr. Gallihue said all the new subdivisions tell the property owners. Mr. Close said but there is a way to find out.

Mr. Gallihue said like any other zoning they can find out by asking the county. Ms. Jarkowski said it is up to the buyer to find out the information on their property. Ms. Sengstacke said newer plats would have it but not older. Ms. Jarkowski said property owners that were affected by this change were contacted. It is our code to enforce. Mr. Penman said if critical area is considered a flood zone. Ms. Gallihue said many of them are. They are not directly related. Ms. Sengstacke asked about mitigation and fee in lieu. Mr. Gallihue said the property owner does the plan about what they are going to do. Mr. Thornton asked if municipalities had their own critical area. Mr. Gallihue said yes.

4) Other Business

Mr. Jarkowski said Arbor Day is Friday. The community volunteers to help plant trees.

This meeting was adjourned at 6:53 PM.