

**Planning Advisory Board  
Meeting Summary  
August 11, 2021**

**Attendance:**

James Thornton  
Diane Sengstacke  
Geoffrey Close  
Aaron Penman

**P&Z Staff:**

Jenny Jarkowski  
Jennifer Freeman  
Joel Gallihue  
Bill Amoss

1) The meeting was called to order at 6:00 p.m.

2) **Minutes/Summary**

The PAB members approved the summary of the May 2021 PAB meeting.

3) **Annual Growth Report**

Joel Gallihue presented the Annual Growth Report. The data is affected by Covid. The main components are school capacity and road test. The Annual Growth Report presentation included the following: Growth trends, Planning Document Updates, Adequate Public Facilities, Planning Consistency Review, Process Improvements, and Implementing State Visions. Mr. Gallihue showed population and employment growth in various counties. They didn't change from the year before. There were less subdivisions as the year before. In 2020 there were 13 subdivisions outside the development envelope and 5 inside the development envelope. In 2020 most residential building permits were inside the development envelope. There are 13,684 residential units capacity left inside the development envelope. There were several Zoning Text Amendments & Subdivision Regulation revisions. These include the accessory dwelling units and single-family dwelling can be used for housing for the elderly.

Ms. Sengstacke asked if the accessory dwelling units just changed the name from cottage housing.

Mr. Gallihue said he thinks it changed where you can do it.

Mr. Jarkowski said there was a need for family members to move in with each other.

There are two elementary schools with 110% of rated capacity within 3 years.

Mr. Penman said enrollment could be down because people took their kids out of school for home school or private school.

Mr. Gallihue said yes. There was debate about how to record this data because of Covid. This data will most likely change.

Mr. Thornton said the redistricting must use the old data instead of this data.

Mr. Gallihue said he thinks these are artificially low. They should go back to what it was before Covid when they look at it in later years.

Mr. Gallihue went over the updates to the Water & Sewer plan. He also went over Road tests. There were no counts in 2020 because they would not be correct with no school traffic. The failing intersection didn't change. The Annual Growth Report is already online.

Mr. Thornton asked about the Metropolitan Council.

Mr. Gallihue said distributed funds have to get through a Metropolitan Planning Administration. We are a member of the Baltimore Regional Transportation Board.

Mr. Close asked if the Councils are competing.

Mr. Thornton asked where their funds come from.

Mr. Gallihue said it is Federal money. There is a formula. Not all areas are part of the BRTB.

Mr. Thornton asked if the Census Data will affect anything.

#### **4) Ag Preservation**

Bill Amoss from Planning and Zoning gave a presentation about Agricultural Preservation. He talked about the benefits of Land Preservation, using it as an estate planning tool and rural area planning tools. He talked about the Cost of Community Services Study that was done in 2004. Land Preservation Benefits include balanced financially/less service needed; better citizens feel about community, rural connection less traffic, secure food production, environmental habitat protection, water recharge protection; and better chance for the agricultural and timber industry to stay strong in the future and reinvest in new technology and capital improvements. There are 28,872 approximate acres to target for conservation easements. He explained

Conservation Easements. He explained SB 236. There are several Land Preservation options. These include: MD Environmental Trust, MD Agricultural Land Preservation Foundation Easement Program, Harford County Land Preservation District Program, Harford County Land Preservation Easement Program, and MD DNR Rural Legacy Program. Others include Forest Legacy; Farm & Ranch Protection; MHT; Armed Forces easement Buffer Program; and Local Land Trust Easements.

Ms. Sengstacke asked why it was hard to get out of it.

Mr. Amoss said he never had anyone get out of it.

Ms. Sengstacke said they were trying to combine lots.

Mr. Amoss said it does take a lot to get it done. And they are permanent easements.

Mr. Thornton asked about Councilman Shrodes workgroup to look at Ag Preservation. What is magical about getting 75,000 acres preserved?

Mr. Amoss said sustainability.

Mr. Thornton said so that means we don't want residential growth.

Mr. Jarkowski said there is a balance. There are still areas to be developed within the development envelope, where there is already infrastructure. When they developed HarfordNext they did an analysis and came up with that target. It could be adjusted.

Mr. Close asked if you pay as much for preservation if the soils aren't so great.

Mr. Amoss said if you meet the criteria and the soils are so great, the county program pays less. Under the MALPF program, it might not make a difference.

Mr. Close asked what Value Added Facilities were.

Mr. Amoss said Breweries.

Ms. Jarkowski is on study group about Farm Breweries. There is a moratorium that sets a deadline. She thinks it is more than enough time.

Mr. Penman said the per person cost for the County to move outside the development envelope was more than towards the farm. So, in the Development Envelope would be an easier burden for the County?

Mr. Amoss said yes.

Mr. Gallihue said the services are already in the Development Envelope.

Mr. Close asked if there was anything left to preserve in the Development Envelope.

Mr. Amoss said there is some Ag in the Development Envelope, but the reality is the property owners aren't interested in preservation.

Mr. Close asked if they do a lot of Transfer of Development rights.

Mr. Amoss said no.

Ms. Jarkowski said it was done in the past. It is hard to track.

#### **5) Other Business**

They discussed a few agenda ideas. Next month meeting will get budget presentations. The next PAB meeting is scheduled for September 8<sup>th</sup> at 6 pm.

This meeting was adjourned at 7:28 PM.