

Severn River Association Minutes

Board of Directors Meeting July 19, 2011

The meeting was called to order at 7:13 p.m. by Vice President Dinny White

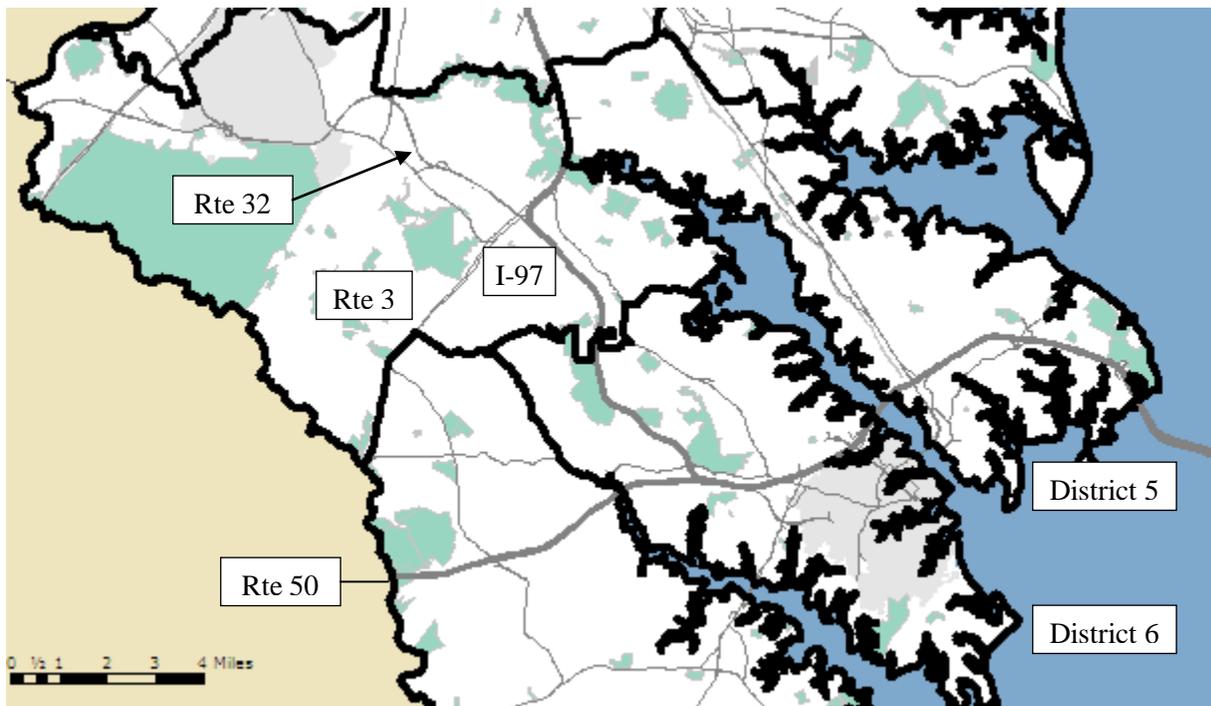
No Guest Speaker – This is a working meeting with SRA Land Use Committee discussing AACounty’s Comprehensive Rezoning Requests

Minutes of Last Meeting – Motion for Approval

Land Use Committee Report and Discussion:

A draft letter from Anne Fligsten, Coordinator, Growth Action Network to the AACo Council stating that the present rezoning process does not appear to comply with Maryland law which requires zoning changes to be “consistent with the General Development Plan”. The consensus was that the letter makes valid points, but will probably have no impact.

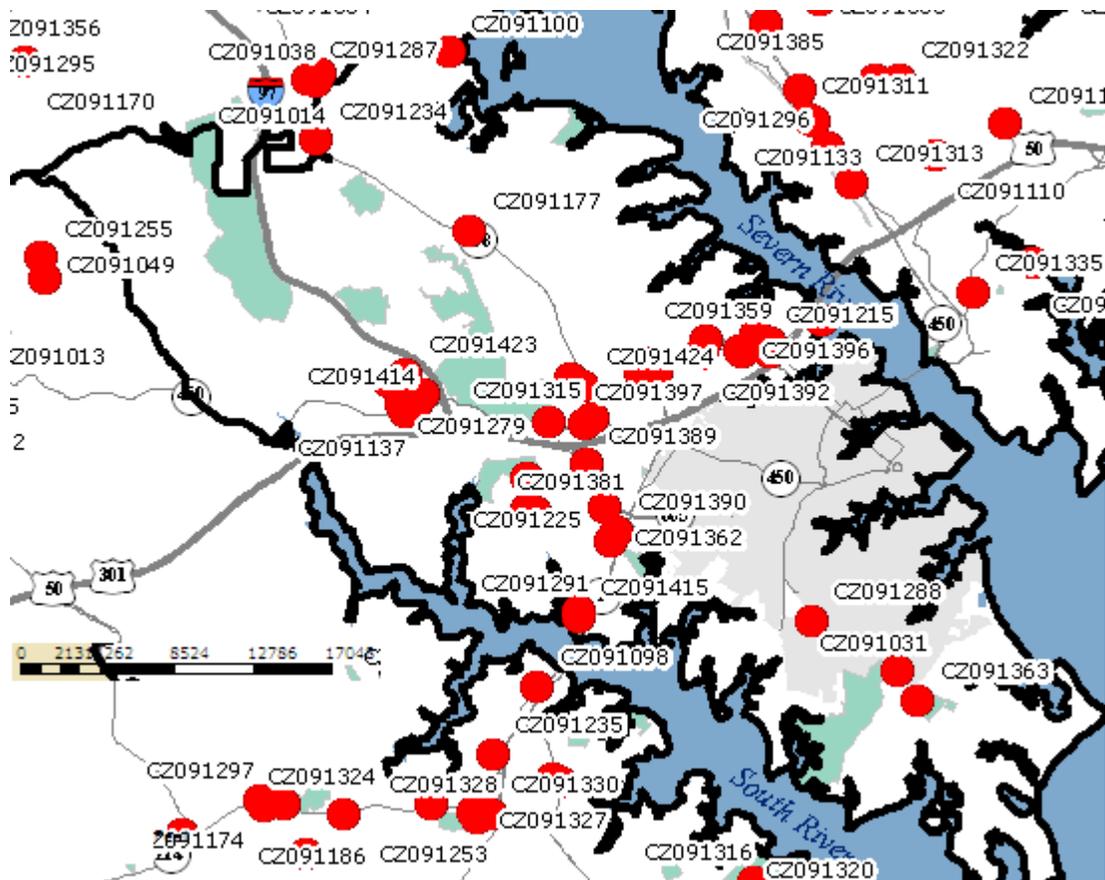
Information on each proposed zoning change can be found on the AACo website at <http://gis-world.aacounty.org/crz/>. Select “Sort by District”. There are 49 rezoning applications in District 5 and 40 in District 6. District 6 is presently being debated by the AACounty Council; District 5 will be debated and voted on after District 6 is adopted.



Only 3 SRA Board members responded to the Committee’s request at the last meeting to vote your opinions on the various upzonings. The Committee again requests those inputs.

The Committee believes that the present Adequate Public Facilities requirements are not defined broadly enough and should include storm water absorption.

District 6:



Kurt Riegel asked if the GDP makes the zoning of Priest Point (CZ091176) OS (Open Space). Dinny White advised that the GDP does not address individual properties, only broad guidelines.

Dinny White distributed copies of an email he wrote to Councilman Chris Trumbauer expressing the SRA's concern about the continuing pattern of increased density and overdevelopment causing continuing degradation of water quality in the Severn. Councilman Trumbauer responded positively, but is in a tight spot – rezoning is always controversial and he has limited ability to reverse this long term trend.

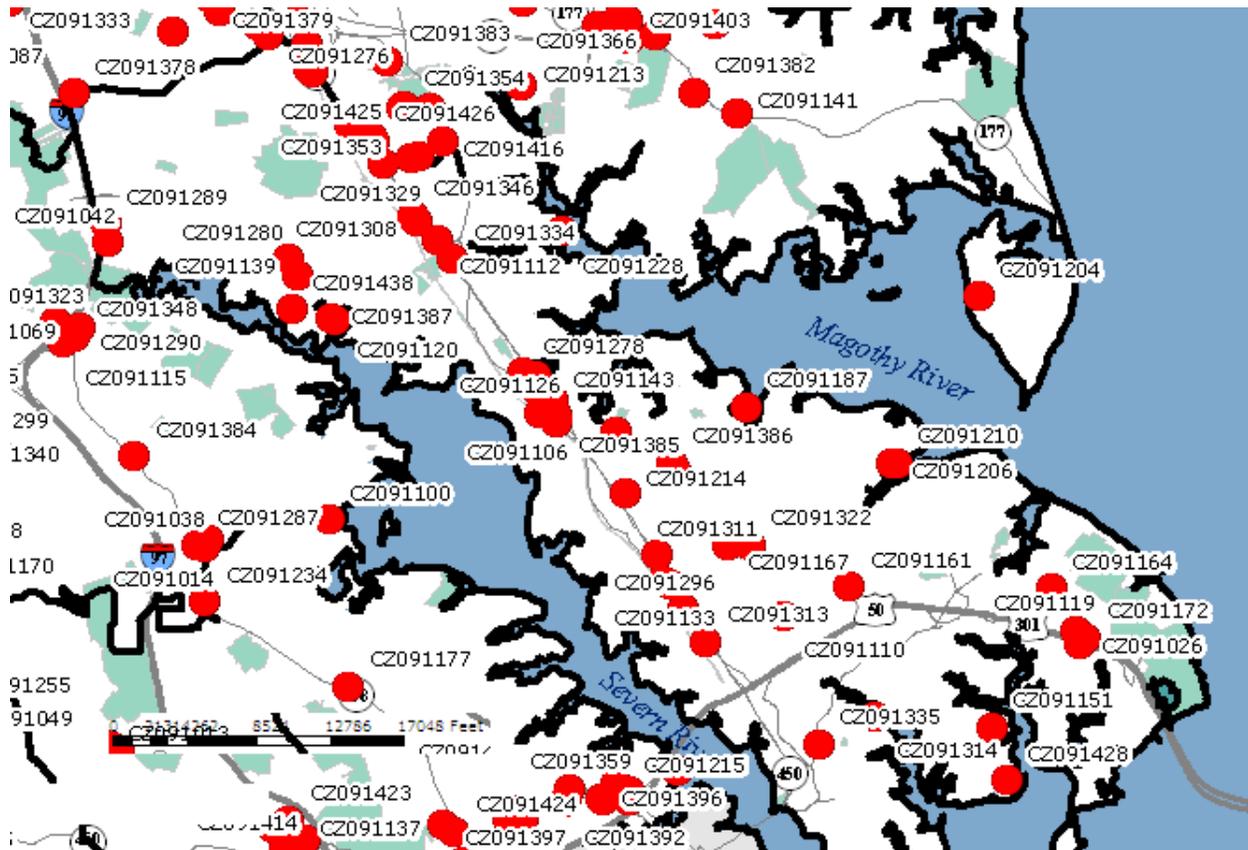
Ken Hatch reported that the last Council meeting was primarily occupied by discussion of the Knights of Columbus request for upzoning and the proposed auto dealership. A proposal to restrict enlargement of the new wedding chapel at 1625 General's Highway (CZ091177) was voted down – the new law will designate this parcel as Small Business which allows up to a 3,000 sq ft building. There is no community support for this change, and this is the first time an amendment introduced by the councilman representing that district was voted down. The meeting was still going at 11:15pm when Ken left. The Wedding Chapel was adamantly opposed by Sherwood Forest, represented by Mrs. Mellin.

The change to the Veterinary Center on Bestgate Road from Residential to Commercial (CZ091342) was partly mitigated by adding a scenic easement in the back of the property. Bob Whitcomb asked what level of protection does a scenic easement provide? Dinny White responded that it is probably not much, but Councilman Trumbauer felt it was sufficient and didn't want to leave it OS per SRA's suggestion.

The Jones property (CZ091424, near Rolling Knolls school) upzoning amendment was tabled. Dinny White pointed out that this proposed upzoning sets a bad precedent, opening up all the

property up to the veterinary hospital to Commercial rezoning due to a “change in the neighborhood”. The same is true of CZ091397 just a short distance away.

District 5:



District 5 CRZ Changes Proposed (Feb 10 List – Current Review Maps) From West to East...

CRZ 091 –	From	To	Address	Use (N-C = Non-Conforming)
378 Ribera	R2	C2	8301-07 Veterans	R/Vacant, will build an office blding
289 Curtis	R2	C4	8657 Veterans Hwy	3.1ac Commercial+vacant; to be office
042 Ditch, Williams	C3	C4	8699 Veterans Hwy	Benfield Service Ctr
139 Fligsten	R5	C1	507 West Drive	Has Office on property now, N-C
438 Canty	R5	R/SD	602 Knollwood Rd	0.25 ac Residential
387 Galli	R1	MC	454 Severn Road	Marina Boatyard
120 Eastman/FCYC	R1	MA3	456 Severn Road	Community Marina (private)
133 Liu	R1	R22	1400 Ritchie Hwy	2.0+ ac Vacant Land –to be 40+ apts.
044 Jordan	R1	C3	1434 Ritchie Hwy	5.0+ac Residential land - to be shops
296 Kvasnovski	C3/R2	C3	1500 Ritchie Hwy	4.0+ ac Commercial, vacant; split zone
313 Forthofer	R1	C1	1584 Ritchie Hwy	1.53 ac Retail, office, etc. N-C
110 Ricka	RLD	R5	1462 Shot Town Rd.	9.75 ac Residential, OS RLD to R5
335 Dimonte	R1	C1	1837 St. Margarets Rd	0.53 ac House and Parking for store
314 Parks, J.	R1	MB	1643 Orchard Beach Rd.	0.67 ac Marina, N-C
151 Owen	RA	R1	718 Whitehall Beach Rd	12.2 ac Farm, to be R1 Res
428 Polm	RLD	RA	1441 Sharpe Point Rd	Residence, Downzone
119 Cross Rhythm	Ch R1	TC	1016 E. College Pkwy	22.9 ac. TC??? to become SC???
172 Damschroder	R1	C2	1028 E College Pkwy	Vacant, to be office? Next to App #119
026 Singleton	RA	C4	1011 Skidmore	Unimproved Land, to be Ofc.

151 (Owen) and 119 (Cross Rhythm Church) are particularly egregious as these will almost surely become another shopping center on the US 50 slip roads.. They are very close to the Bay and to Whitehall Creek, and would be especially damaging to the environment because of the large acreage that could be developed if upzoned

044 & 296 are opposed because Ritchie Hwy should NOT be C3 – it is already beyond its traffic capacity during much of the day.

139 is converting non-conforming to conforming (23 years) – seems benign.

387 is similar to 139.

The Broadneck Federation (Pat Lynch et al) and The Magothy River Association are trying to prevent more intense development on Route 2 since it is already the most congested road in Anne Arundel County.

One opens up other side of 50 to commercial development near the Bay Bridge³ Toll Plaza

One request for 120 unit Adult Residential community.

Al Johnston at Greater Severna Park Council is also working on all this – the August meeting of GSPC will address the Comprehensive Rezoning in the Greater Severna Park area.

The Board asked Dinny to try to get Paul Spadaro of the Magothy River Association to be the speaker at the SRA's August mtg. The process has been delayed by late notices to property owners, so there is still time to support the Magothy River Association and Broadneck Federation. The Board asked Dinny to contact both organizations and ask what support they need from SRA.

Bob vom Saal and Lynne Rockenbauch asked if the proposed Millersville Crematorium was affected by the Comprehensive Rezoning. Dinny advised this is not a zoning issue, just permits for air and water discharges.

Minutes of Last Meeting – Approved with one correction by Lynne Rockenbauch to the Treasurer's report.

Treasurer's Report – Treasurer Lynne Rockenbauch reported Checking Acct Balance as of July 1 is \$35,487.04 (including \$3180.00 in Winchester restricted donations), Investment account \$37,366.60, total \$72,853.64.

Old Business:

- Letter to County on Critical Area Violations – Stevie Wilding (not present) – Status pending, not ready for review yet. The committee needs to investigate what can be done to determine what the letter should propose. The process is now very fragmented. Mike Robinson pointed out that it is very hard to interpret pictures of alleged violations. Tree stumps are often removed, making it hard to see the extent of the violation, if any. The Letter will ask AA County to be more of a partner to enforce the Critical Area regulations. Stevie will be out of contact for next 2 months.
- Community and Member Notification “Red Alert” - Post Notification and Form Letter on Website for Rezoning Requests, etc. – Lisa Bender NO REPORT
- Aerators – Discuss status of the two on loan from Talbot Co. (last month's presentation by Ray Clarke is on website). Status unknown. Bob W has one, and has permission from his community (Saefern) to use it, but has not tried it yet. He and John Wright will install it next month on an oyster float pier, to see if it affects growth of spat. Steve Barry has the other and was not present

- Phragmites Removal in Plum Creek – Mike Robinson. The tentative date of 9/24 was posted on our website. Dr. Sally Hornor agreed it should be no earlier than that for maximum effectiveness. A permit has been obtained.
- Community News – (opportunity for Community Reps to share happenings in their community)

John Wright advised that Saefern is getting a volunteer from the Chesapeake Bay Foundation to check and stencil storm drains in Saefern.

Oyster Harbor community is putting in swales to divert storm water. The clay layer is a problem – there is only about 2 ft of pervious soil. They are installing two 8” porous pipes to penetrate the clay and absorb the storm water in the porous soil under the clay.

Charlotte Lubbert (a Watershed Steward) met with 4 neighbors in Herald Harbor – stormwater runoff is wiping out their yards. 3 or 4 new houses near the firehouse are causing more flow due to the increase in impermeable surface. Colleen Ruhter, P.E., (also a Watershed Steward), is looking at the topography and will make a recommendation to the Anne Arundel County Department of Public Works.

Ken Hatch (Saltworks on Severn) and about six other Saltworks owners filled the back of his Ford Pickup with KUDZU roots and nodules some eight inches in diameter from along the community access path to the headwaters of saltworks creek. It HAS returned some what and a new dig and eradicate party is forming. Kudzu is an invasive species that smells like Grape KoolAid. They simply dug out the stump and painted it with roundup, and were wondering if anyone had a better idea. All agreed that was unfortunately the best way. Oriental Bittersweet poses a similar problem and should be pulled out whenever possible.

New Business:

- CBT Grant Requests for Jonas Green Park – Bob Whitcomb has applied for a \$20,000 grant to provide signage in English & Spanish. 10 signs are proposed explaining natural shorelines and stormwater runoff features such as the rain garden in the parking lot. No response yet – he estimates a 50-50 chance of getting the grant. The Horne Point Natural shoreline took 3 tries. Diane Evans (Friends of AA Co Trails) helped prepare & endorsed proposal, & got AACo endorsement.
- Announcements –
 - John Wright – Keith Behr is chairing a Severn School committee organizing a Race on 11/6/2011 to help celebrate the SRA’s 100th birthday. Proceeds will be donated to the SRA. Mr. Behr met with Dinny and John before the meeting and was referred to Duane Wilding to coordinate with the SRA.
 - Bob Whitcomb – The Severn Riverkeeper (Fred Kelley) will be having a fundraiser (Celebrate The Severn) on Thursday evening 9/22– all are invited.
- Other Business – there was no other business.

Meeting Adjourned at 8:35pm.

Next Meeting: August 16 – Speakers: Dr. Pierre Henkart - Water Quality Monitoring Results in Severn River, and Dr. Peter Bergstrom – Discussion of Water Quality and Submerged Aquatic Grasses in Severn and other nearby rivers