

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND
Minutes of
Legislative Session 2025, Legislative Day No. 21
November 17, 2025 – 7:00 P.M.

The County Council meeting was called to order by Chair Hummer at 7:05 P.M. It was opened with the Invocation, given by Mr. Volke, and was followed by the Pledge of Allegiance. The meeting was held in the County Council Chambers in Annapolis, Maryland. There were approximately 30 persons in the audience.

The following members of the County Council were present:

Pete Smith	First District
Allison Pickard	Second District
Nathan Volke	Third District
Julie K. Hummer	Fourth District
Amanda Fiedler	Fifth District
Lisa Rodvien	Sixth District
Shannon Leadbetter	Seventh District

Meredith Beach, Legislative Counsel, was present. The County Auditor's Office was represented by Louis Duncan, Executive Manager.

ETHICS STATEMENT

Kaley Schultze, Administrative Officer, read aloud the Ethics Statement.

INVITATION TO AUDIENCE

The Chair opened Invitation to Audience.

The Administrative Officer stated there were no submissions of public testimony received ahead of time for Invitation to Audience.

The following persons spoke at Invitation to Audience:

Kyle Nembhard, Glen Burnie
Steven Waddy, Severn
Matt Minahan, Edgewater, on behalf of GAN
Mike Brown, Glen Burnie

There was no one else present who wished to speak, and the Invitation to Audience was closed.

PRELIMINARY MOTION

On motion of Mr. Volke, seconded by Mr. Smith, the Council voted that the partial reading of any bill, resolution, minutes, or amendment constitutes the reading of the whole.

APPROVAL OF MINUTES

On motion of Ms. Pickard, seconded by Mr. Smith, the minutes for November 3, 2025, Legislative Day No. 20 were approved.

INTRODUCTION OF BILLS

BILL NO. 90-25 – AN ORDINANCE concerning: Purchasing – Acquisition of real property by gift – FOR the purpose of approving acceptance of a partial gift of real property totaling 68.27 acres of land, more or less, in Edgewater, Maryland, from Glebe Bay, LLP and Ardebella Fox.

Introduced by Ms. Hummer, Chair
(by request of the County Executive)

BILL NO. 91-25 – AN ORDINANCE concerning: Finance, Taxation, and Budget – Real Property Taxes – Clean Energy Loan Program – FOR the purpose of adding a definition for “environmental remediation project” and “resiliency project”; allowing the Clean Energy Loan Program to be used for refinancing of loans; allowing the Clean Energy Loan Program to be used for water efficiency projects, environmental remediation projects, and resiliency projects; increasing the maximum loan amount to \$50,000; allowing the Clean Energy Loan Program to be used on any type of property; expanding the qualifying costs and qualifying projects for the Clean Energy Loan Program; and generally related to finance, taxation, and budget.

Introduced by Ms. Rodvien

BILL NO. 92-25 – AN ORDINANCE concerning: Subdivision and Development – Zoning – Cottage Home Development – FOR the purpose of establishing development requirements for cottage home developments; providing for the site and density requirement for cottage home developments; providing for the infrastructure and amenity requirements for cottage home communities; defining “dwelling unit, cottage home”; providing for parking requirements for cottage home developments; permitting cottage home developments in certain residential districts; and generally relating to subdivision and development and zoning.

Introduced by Mr. Smith

BILL NO. 93-25 – AN ORDINANCE concerning: Zoning – Uses – Dog Day Care and Training Facilities – FOR the purpose of permitting dog day care and dog training facilities in certain residential districts; permitting dog day care and dog training facilities in commercial districts; permitting dog day care and dog training facilities in certain industrial districts; permitting dog day care and dog training facilities in small business districts; and generally relating to zoning.

Introduced by Ms. Pickard and Ms. Fiedler

PUBLIC HEARINGS AND CALL OF BILLS FOR FINAL READING AND/OR VOTE

BILL NO. 76-25 (As Amended)

The Chair called for Bill No. 76-25, as amended, An Ordinance concerning: Public Safety – Sidewalks – Removal of Snow and Ice – For the purpose of defining “fronting”; modifying the requirements for removal of snow and ice from sidewalks; making failure to remove snow and ice from sidewalks as required a civil offense and not a criminal offense; providing for exemptions from requirement to remove snow and ice; and generally relating to crimes, civil offenses, and fines, and public safety; and the Administrative Officer read a portion of the title.

Ethan Hunt, Director of Government Relations, was accompanied by Karen Henry, Director Department of Public Works, Alex Baquie, Deputy Director Bureau of Highways, Holly Velez, Chief of Licensing, and Kelly Kenney, Supervising County Attorney.

Mr. Hunt explained the background and purpose of the bill.

The Chair called for the public hearing on Bill No. 76-25, as amended.

The Administrative Officer stated there were two submissions for Bill No. 76-25, as amended, of written testimony received through the online testimony tool, which were shared with the Council and posted on the County Council website.

The following persons spoke on Bill No. 76-25, as amended:

Kurt Svendsen, Arnold
Amy Leahy, Severna Park, on behalf of the Greater Severna Park Council
Paul Higgins, Pasadena

There was no one else present who wished to speak and the public hearing was closed.

The Chair called for Bill No. 76-25, as amended, An Ordinance concerning: Public Safety – Sidewalks – Removal of Snow and Ice; and the Administrative Officer read a portion of the title.

Amendment No. 14

The Administrative Officer read a brief summary of the amendment:

This amendment clarifies that this Ordinance applies to private property.

Mr. Hunt explained the amendment.

Ms. Fiedler asked about the enforcement of the amendment.

Mr. Hunt answered.

Ms. Leadbetter asked about resolving complaints.

Ms. Kenney responded.

There was further discussion of the amendment.

On motion of Ms. Pickard, seconded by Ms. Rodvien, Amendment No. 14 was adopted by the following roll call vote:

Aye – Ms. Pickard, Ms. Rodvien, Mr. Smith, Ms. Hummer

Nay – Mr. Volke, Ms. Fiedler, Ms. Leadbetter

The Chair stated that Bill No. 76-25, as amended, will be heard at the next Council Meeting on December 1, 2025.

BILL NO. 87-25

The Chair called for Bill No. 87-25, An Ordinance concerning: Planning and Development – Odenton Town Center Master Plan – Amendments – For the purpose of amending the Odenton Town Center Master Plan, adopted February 5, 2024, to alter certain text and maps; and generally relating to the Odenton Town Center Master Plan; and the Administrative Officer read a portion of the title.

Ethan Hunt, Director of Government Relations, was accompanied by Mark Wildonger, Senior Planner, Office of Planning and Zoning, and Kelly Kenney, Supervising County Attorney.

Mr. Hunt explained the background and purpose of the bill.

Ms. Fiedler clarified the bill.

Ms. Kenney responded.

The Chair called for the public hearing on Bill No. 87-25.

The Administrative Officer stated there were no submissions of public testimony received ahead of time for Bill No. 87-25.

There was no one present who wished to speak and the public hearing was closed.

The Chair called for Bill No. 87-25, An Ordinance concerning: Planning and Development – Odenton Town Center Master Plan – Amendments; and the Administrative Officer read a portion of the title.

Bill No. 87-25 was passed by the following roll call:

Aye – Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien, Ms. Leadbetter, Mr. Smith
Ms. Hummer
Nay – None

BILL NO. 81-25 (As Amended)

The Chair called for Bill No. 81-25, as amended, An Ordinance concerning: Subdivision and Development – Adequate Public Facilities – Adequate Transportation Facilities – Mitigation – Fees and Securities – Development Impact Fee Credits – For the purpose of revising the transportation adequate public facilities standards and processes to include additional modes of transportation for bicycles, pedestrians and transit; providing for mitigation for additional modes of transportation; revising the standards for granting impact fee credits for transportation improvements over and beyond mitigation requirements; amending certain titles of sections and subtitles; and generally relating to subdivision and development; and the Administrative Officer read a portion of the title.

Ethan Hunt, Director of Government Relations, was accompanied by Janssen Evelyn, Deputy CAO, Sarah Fowler, Planning Administrator, Transportation Developer, David Braun, Engineer Administrator, Brian Ulrich, Planning Administrator, and Greg Swain, County Attorney.

Mr. Hunt explained the background and purpose of the bill.

Mr. Evelyn spoke on the amendments.

The Administrative Officer stated there was one submission for Bill No. 81-25, as amended, of written testimony received through the online testimony tool, which was shared with the Council and posted on the County Council website.

The following persons spoke on Bill No. 81-25, as amended:

Jon Korin, Severna Park, on behalf of Bike AAA
Matt Minahan, Edgewater, on behalf of GAN
Kurt Svendsen, Arnold

There was no one else present who wished to speak and the public hearing was closed.

The Chair called for Bill No. 81-25, as amended, An Ordinance concerning: Subdivision and Development – Adequate Public Facilities – Adequate Transportation Facilities – Mitigation – Fees and Securities – Development Impact Fee Credits; and the Administrative Officer read a portion of the title.

Amendment No. 2

The Administrative Officer read a brief summary of the amendment:

This amendment removes bicycle, pedestrian and transit infrastructure from adequate public facilities testing and modifies the existing bicycle, pedestrian and transit infrastructure provisions to use bicycle, pedestrian, and transit fee-in-lieu for capital improvements, allows impact fee credits of 125% if a developer constructs bicycle, pedestrian and transit infrastructure over and above requirements, and requires a triannual report on bicycle, pedestrian and transit infrastructure fee-in-lieu contributions and all bicycle, pedestrian, and transit improvements in approved developments.

Mr. Hunt explained the amendment.

Ms. Fiedler asked about the work group.

Mr. Evelyn and Mr. Swain answered.

There was further discussion of the amendment.

On motion of Ms. Pickard, seconded by Ms. Rodvien, Amendment No. 2 was adopted by the following roll call vote:

Aye – Ms. Pickard, Ms. Rodvien, Mr. Smith, Ms. Hummer

Nay – Mr. Volke, Ms. Fiedler, Ms. Leadbetter

Amendment No. 3

The Administration withdrew the amendment.

Amendment No. 4

The Administrative Officer read a brief summary of the amendment:

This amendment clarifies that the applicable matrix for determining the impact area of a development is the Adequate Road Facilities Matrix.

Mr. Hunt explained the amendment.

On motion of Ms. Pickard, seconded by Mr. Smith, Amendment No. 4 was adopted by the following roll call vote:

Aye – Ms. Pickard, Ms. Rodvien, Mr. Smith, Ms. Hummer

Nay – Mr. Volke, Ms. Fiedler, Ms. Leadbetter

Amendment No. 5

The Administrative Officer read a brief summary of the amendment:

This amendment imposes a tri-annual reporting requirement to update the County Council on traffic improvements funded by impact fee or developer mitigation.

Mr. Hunt explained the amendment.

On motion of Ms. Pickard, seconded by Ms. Rodvien, Amendment No. 5 was adopted by the following roll call vote:

Aye – Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien, Ms. Leadbetter, Mr. Smith
Ms. Hummer

Nay – None

Amendment No. 6

The Administrative Officer read a brief summary of the amendment:

This amendment increases the amount of the bicycle, pedestrian and transit service infrastructure fee-in-lieu to an amount adjusted for inflation from 2018, and provides for an annual adjustment thereafter.

Mr. Hunt explained the amendment.

On motion of Ms. Pickard, seconded by Ms. Rodvien, Amendment No. 6 was defeated by the following roll call vote:

Aye – Ms. Pickard, Ms. Rodvien, Ms. Hummer

Nay – Mr. Volke, Ms. Fiedler, Ms. Leadbetter, Mr. Smith

Amendment No. 7

The Administrative Officer read a brief summary of the amendment:

This amendment provides that impact fee credits must be approved by the County via a transportation impact fee credit agreement with developer.

Mr. Swain explained the amendment.

On motion of Ms. Pickard, seconded by Ms. Rodvien, Amendment No. 7 was adopted by the following roll call vote:

Aye – Ms. Pickard, Ms. Rodvien, Mr. Smith, Ms. Hummer

Nay – Mr. Volke, Ms. Fiedler, Ms. Leadbetter

Amendment No. 8

The Administrative Officer read a brief summary of the amendment:

This amendment allows existing frontage improvements to be preserved during redevelopment or a change of use if Planning and Zoning Office and Director of Public Works agree those improvements serve the same needs as the County Design Manual standards.

Mr. Volke stated that Amendment No.3 will be restyled as Amendment No. 8.

Ms. Pickard asked the Administration to explain it's reasoning behind withdrawing the amendment and asked Mr. Volke why he brought it back.

Mr. Evelyn responded.

Mr. Volke answered.

There was further discussion of the amendment.

On motion of Mr. Volke, seconded by Ms. Fiedler, Amendment No. 8 was defeated by the following roll call vote:

Aye – Mr. Volke, Ms. Leadbetter

Nay – Ms. Pickard, Ms. Fiedler, Ms. Rodvien, Mr. Smith, Ms. Hummer

The Chair stated that Bill No. 81-25, as amended, will be heard at the next Council Meeting on December 1, 2025.

MOTION TO HOLD CLOSED SESSION

On motion by Mr. Smith, seconded by Ms. Pickard, the motion to hold a closed session to discuss a personnel matter was passed by the following roll call vote:

Aye – Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien, Ms. Leadbetter, Mr. Smith
Ms. Hummer

Nay – None

ADJOURNMENT

There being no further business, on motion of Ms. Pickard, seconded by Mr. Volke, the meeting adjourned at 8:29 P.M.

Respectfully submitted,

/s/ Anna Macaulay

By Anna Macaulay

/s/ Kaley Schultze

For Kaley Schultze
Administrative Officer