

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND
Minutes of
Legislative Session 2024, Legislative Day No. 16
September 3, 2024 – 7:00 P.M.

The County Council meeting was called to order by Chair Pickard at 7:00 P.M. It was opened with the Invocation, given by Ms. Rodvien, and was followed by the Pledge of Allegiance. The meeting was held in the County Council Chambers in Annapolis, Maryland. There were approximately 50 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 D.B. Rodvien	Sixth District
Shannon Leadbetter	Seventh District

The County Auditor's Office was represented by County Auditor, Michelle Bohlayer, Meredith Beach, Legislative Counsel, was also present.

CITATION PRESENTATION

Ms. Fiedler presented citations to the Severna Park teens who saved a child from drowning.

MACo ANNUAL UPDATE

Johnny Olszewski, Jr., President and Baltimore County Executive, and Director Michael Sanderson presented the MACo annual update and answered the Council's questions.

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 twenty-seven submissions of written testimony received through the online testimony tool for Invitation to Audience, which were shared with the Council and posted on the County Council website.

The following person spoke at Invitation to Audience:

Ralph Youngs, Annapolis
David Corrigan, Glen Burnie
Dr. Linda Hanifan Bonner, Anne Arundel Connecting Together, Annapolis
John Higgins, Pasadena
Carrie Abbot, Pasadena
Jim Holman, Odenton

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

PRELIMINARY MOTION

On motion of Ms. Rodvien, seconded by Ms. Leadbetter, 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. Leadbetter, seconded by Ms. Rodvien, the minutes for July 15, 2024, Legislative Day No. 15, and August 12, 2024.

INTRODUCTION OF BILLS

BILL NO. 68-24 – AN ORDINANCE concerning: Payment in Lieu of Taxes – College Parkway Place, Annapolis, Maryland – Amendment – FOR the purpose of authorizing the County Executive to enter into a certain amendment to the agreement for payment in lieu of County real property taxes for a certain property located in Annapolis, Maryland.
Introduced by Ms. Pickard, Chair
(by request of the County Executive)

BILL NO. 69-24 – AN ORDINANCE concerning: Payment in Lieu of Taxes – The Villages at Marley Station, Glen Burnie, Maryland – Second Amendment – FOR the purpose of authorizing the County Executive to enter into a certain second amendment to the agreement for payment in lieu of County real property taxes for a certain property located in Glen Burnie, Maryland.
Introduced by Ms. Pickard, Chair
(by request of the County Executive)

BILL NO. 70-24 – AN ORDINANCE concerning: Crimes, Civil Offenses, and Fines – Crimes – Miscellaneous Prohibited Act – Second Amendment – FOR the purpose of defining “recreational vehicle”; prohibiting the use of a recreational vehicle on a highway as a dwelling; allowing sanctions for a violation; and generally relating to crimes, civil offenses, and fines.
Introduced by Mr. Volke

BILL NO. 71-24 – AN ORDINANCE concerning: Licenses and Registrations – Second-Hand Dealer License – Second-Hand Sales– FOR the purpose of amending the definition of

“second-hand dealer” to exempt the sale of certain goods requiring a license; and generally related to licenses and registrations.

Introduced by Ms. Fiedler

BILL NO. 72-24 – AN ORDINANCE concerning: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024 – FOR the purpose of modifying fees paid into the Housing Trust Special Revenue Fund; exempting moderately priced dwelling units from a certain percentage of capital facility connection charges; adding, deleting, and modifying references to open areas, open space, and recreation areas; modifying the definition of “site”; applying prior provisions to applications and permits filed before a certain date; modifying the requirements for a sketch plan application, final plan application, preliminary plan, and site development plan; modifying references from “net density” to “density”; allowing offsite recreation and adding requirements therefor; adding and modifying requirements for active recreation areas; modifying parking requirements where off-site parking is prohibited; adding development impact fee credits for moderately priced dwelling units; adopting new Title 12, entitled “Moderately Priced Dwelling Units” in the Subdivision and Development Article of the Code; defining certain terms; providing for the applicability of the new title; requiring the establishment of moderately priced dwelling units in certain residential developments; allowing for payment of a fee in lieu of providing moderately priced dwelling units under certain circumstances; requiring an application and agreement with specified terms for a residential development required to include moderately priced dwelling units; providing for the applicability and modification of bulk regulations for moderately priced dwelling units; establishing eligibility requirements for purchase or rental of moderately priced dwelling units; providing a method for establishing sale and rental prices for moderately priced dwelling units; providing the method of initial and subsequent sale and rental of moderately priced dwelling units; requiring income review and information for continued eligibility to rent moderately priced dwelling units; providing for notice and disposition of proceeds from foreclosure proceedings related to moderately priced dwelling units; requiring covenants for moderately priced dwelling units; permitting bulk transfers of moderately priced dwelling units under certain Agenda September 3, 2024 Page 3 circumstances; providing for the conversion of rental moderately priced dwelling unit to condominiums or cooperatives; permitting the program administrator to waive certain requirements of the new title under certain conditions; providing a right of appeal; requiring the program administrator to report certain information to the County Executive and County Council; modifying the definitions of duplex, townhouse, and multifamily dwelling units, and the definition of open area; adding definitions of triplex, fourplex, multiplex, and stacked townhouse dwelling units; removing the definition of and provisions relating to semi-detached dwelling units; adding and modifying parking requirements for various dwelling types; modifying the use chart and bulk regulations for existing and new dwelling unit types in residential zoning districts; modifying the use chart for existing and new dwelling types in commercial, mixed use, and other zoning districts; modifying the open area requirement in Town Center Districts; modifying and adding conditional use requirements for duplex, triplex, fourplex, multiplex, multifamily, townhouse, and stacked townhouse dwelling units; modifying special exception requirements for assisted living facilities; removing special exception

requirements for duplex and semi-detached dwellings; providing for a density bonus for developments containing moderately priced dwelling units under certain circumstances; modifying uses in commercial revitalization areas; providing for a delayed effective date; and generally relating to finance, taxation, and budget, public works, subdivision and development, and zoning.

Introduced by Ms. Pickard, Ms. Hummer, Ms. Rodvien, and Mr. Smith; and
by Ms. Pickard, Chair
(by request of the County Executive)

INTRODUCTION OF RESOLUTIONS

RESOLUTION NO. 34-24 – RESOLUTION approving the nominations for appointment to the Stakeholder Advisory Committee for Region Planning Area No. 5
Introduced by Ms. Pickard, Chair
(by request of the County Executive)

RESOLUTION NO. 35-24 – RESOLUTION approving the nominations for appointment to the Stakeholder Advisory Committee for Region Planning Area No. 6
Introduced by Ms. Pickard, Chair
(by request of the County Executive)

RESOLUTION NO. 36-24 – RESOLUTION approving the nominations for appointment to the Stakeholder Advisory Committee for Region Planning Area No. 8
Introduced by Ms. Pickard, Chair
(by request of the County Executive)

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

BILL NO. 61-24

The Chair called for Bill No. 61-24, An Ordinance concerning: Anne Arundel County Transit Development Plan 2024 – For the purpose of adopting the “Anne Arundel County Transit Development Plan 2024”; and generally relating to the “Anne Arundel County Transit Development Plan 2024”; and the Administrative Officer read a portion of the title.

Ethan Hunt, Administration, was accompanied by Brian Ulrich, Office of Transportation, and Lori Klasmeier, Office of Law.

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

Mr. Volke asked questions about a bus line in Pasadena.

Mr. Ulrich answered.

Bill No. 61-24 was passed by the following roll call:

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

BILL NO. 64-24

The Chair called for Bill No. 64-24, An Ordinance concerning: Planning and Development – Master Plan for Water Supply and Sewerage Systems – For the purpose of amending the Master Plan for Water Supply and Sewerage Systems, 2022 to alter certain maps; and generally relating to the Master Plan for Water Supply and Sewerage Systems; and the Administrative Officer read a portion of the title.

Ethan Hunt, Administration, was accompanied by Cindy Carrier, Office of Planning and Zoning, and Lori Klasmeier, Office of Law.

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

Ms. Fiedler asked about zoning versus the Master Plan.

Ms. Carrier answered.

The Chair called for the public hearing on Bill No. 64-24.

The Administrative Officer stated there were no submissions of public testimony received ahead of time for Bill No. 64-24.

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

The Chair called for Bill No. 64-24, An Ordinance concerning: Planning and Development – Master Plan for Water Supply and Sewerage Systems; and the Administrative Officer read a portion of the title.

Bill No. 64-24 was passed by the following roll call:

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

BILL NO. 65-24

The Chair called for Bill No. 65-24, An Ordinance concerning: Subdivision and Development – Adequate School Facilities – School Utilization Chart – For the purpose of approving the “School Utilization Chart, 2024 – Revised” prepared by the Planning and Zoning Officer; and the Administrative Officer read a portion of the title.

Ethan Hunt, Administration, was accompanied by Lynn Miller, Office of Planning and Zoning, Bill Heiser, AACPS, Kyle Ruef, AACPS, and Lori Klasmeier, Office of Law.

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

Ms. Hummer asked about projections for the new school year.

Mr. Heiser answered.

Ms. Fiedler thanked the Administration for updating the exhibit.

Ms. Leadbetter asked a clarifying question.

Mr. Heiser responded.

Ms. Pickard congratulated the district for opening three new schools.

The Chair called for the public hearing on Bill No. 65-24.

The Administrative Officer stated there were no submissions of public testimony received ahead of time for Bill No. 65-24.

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

The Chair called for Bill No. 65-24, An Ordinance concerning Subdivision and Development – Adequate School Facilities – School Utilization Chart; and the Administrative Officer read a portion of the title.

Amendment No.1

The Administrative Officer read a brief summary of the amendment:

This technical amendment clarifies that the changes in the revised school utilization chart are based on the updated enrollment projections in the 2024 Educational Facilities Master Plan.

Mr. Hunt explained the amendment.

On motion of Ms. Hummer, seconded by Mr. Smith, Amendment No. 1 was adopted by the following roll call vote:

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

Nay – None

Bill No. 65-24, as amended, was passed by the following roll call:

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

Nay – None

BILL NO. 66-24

The Chair called for Bill No. 66-24, An Ordinance concerning: Approval of the Amended and Restated Lease between Anne Arundel County, Maryland and Wiley Bates School LLC – For the purpose of authorizing the Amended and Restated Lease of a portion of County-owned property in Annapolis, Maryland, known and designated as Wiley H. Bates High School, Smithville Street and South Villa Avenue, to Wiley Bates School LLC; and the Administrative Officer read a portion of the title.

Ethan Hunt, Administration, was accompanied by Chris Daniels, Central Services/Real Estate, and Lori Klasmeier, Office of Law.

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

The Chair called for the public hearing on Bill No. 66-24.

The Administrative Officer stated there was one submission of written testimony received through the online testimony tool for Invitation to Audience, which was shared with the Council and posted on the County Council website.

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

The Chair called for Bill No. 66-24, An Ordinance concerning: Approval of the Amended and Restated Lease between Anne Arundel County, Maryland and Wiley Bates School LLC; and the Administrative Officer read a portion of the title.

Ms. Fiedler asked if there were any improvements to the property since 2005.

Mr. Daniels answered.

Ms. Rodvien asked a clarifying question.

Mr. Daniels responded.

MOTION TO HOLD

On motion by Ms. Fiedler, seconded by Mr. Smith, the motion to hold Bill No. 66-24 until September 16, 2024 was passed by the following roll call vote:

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

Nay – None

DISCUSSION OF COUNTY EXECUTIVE VETOES

The Chair called for Bill No. 28-24, An Ordinance concerning: Comprehensive Zoning – Region 4 – For the purpose of repealing certain comprehensive zoning maps for Region Planning Area No. 4; adopting the Anne Arundel County Digital Zoning Layer for Region Planning Area No. 4, covering Arnold, Cape St. Claire, Broadneck, Gibson Island, Pasadena, and Severna Park; and generally relating to comprehensive zoning; and the Administrative Officer read a portion of the title.

Ms. Pickard spoke on the County Executive Veto.

Ms. Fiedler spoke on the Amendment 14 veto and that the Council accepts the veto.

Mr. Volke spoke on the Amendment 42 veto.

Ms. Rodvien asked for clarity of the Amendment 42 veto.

On motion by Mr. Volke, seconded by Ms. Leadbetter, the motion to override the partial veto to Amendment No. 42 to Bill No. 28-24 was passed by the following roll call vote:

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

Nay – Ms. Rodvien

Ms. Fiedler spoke on vetoing other areas of Region 4.

ADJOURNMENT

There being no further business, on motion of Mr. Volke, seconded by Mr. Smith, the meeting adjourned at 8:15 P.M.

Respectfully submitted,

/s/ Anna Macaulay

By Anna Macaulay

/s/ Kaley Schultze

For Kaley Schultze
Administrative Officer