

CLUA, Inc.
August 26th, 2008
7:00 pm, North East Library

Start: 19:05 Attendance: 15

Treasurer's report

- \$2436.25 in bank account
- Some dues incoming; Need money for two major expenditures - Ad in Whig for special August 15 meeting and "Approved by CLUA" stickers for the endorsed candidates' literature and signs
- Need to follow up on people who have not paid dues
- Wendy has the response to IRS questions on our 501(c)(4) application ready to go

Short Announcements

- No fall picnic
 - Too short a prep time
 - Not enough publicity
 - Lack of a second "hook" such as the Green Expo
- Board thinking about another Forum, issue-based, such as the one the Water & Wastewater agreement
 - May look at a candidate forum, focusing on a land use issue
 - Chamber of Commerce is holding a candidates forum on 7th October - including Federal level candidates
- Next meeting: Wednesday, Oct. 1, 7 p.m., here (North East library)
- Stickers for endorsed candidates (Jim Mullin & Sharon Weygand)
 - Have had 1000 "Approved by CLUA" stickers printed, suitable for sticking on yard signs, etc.
- Other support to endorsed candidates
 - Hoped to put an ad in the Voters Guide (but Whig is currently not planning one!) This may change, though their distribution is only to 10,000 subscribers plus 7,000 over-the-counter purchasers
 - Bill DeFreitas is not set up to run one through Cecil Connections. He would want to distribute to all 57,000 voters.
- Elk Point Marina development — proposed Critical Area change
 - An old marina, four miles from Elkton, off Oldfield Point Road, on Plum Creek, in the county airport flight path

- Developer can put townhouses close to the river in a quirk of the zoning ordinances since it is zoned as Marine Business and there is a provision for townhouse residences with boat docks.
- Developer wants to change the Critical Area status of the part of the property closer to the road (away from the river), to put in single-family houses and a community wastewater drain field
- This would require a Critical Area "Growth Allocation": 23 acres from Resource Conservation Area to Limited Development Area.
- CLUA asked that this be given a very hard look by the Planning Commission, which forwarded it to the Commissioners without recommendation!
- For more information, contact George Kaplan or Tom McWilliams
- Artesian franchise agreements
 - Issues
 - Expanded Service Area
 - Disposition of County WWTPs
 - Concerns
 - The secretive process used by the County Commissioners, and the few people involved with the negotiations
 - The potential change in character in the predominantly rural section of the county added to the service area
 - Note: The county Zoning Ordinance wording (see below) allows for significantly different interpretations of "Suburban Residential" zoning (most of the franchise service areas), with development-minded folks concentrating on the red wording and local residents and ag preservation people concentrating on the blue wording...
 - **From the Cecil County Zoning Ordinance:**
Section 25. SR - Suburban Residential District
 - Purpose. The purpose of the Suburban Residential Zone is to provide an appropriate development area for medium density residential development and to act as a transitional zone between rural and development areas. This zone is intended to reduce development pressure on rural areas. It is the intent of this zone to permit uses that are

consistent with suburban character. Only those areas designated as Suburban, Development, Mineral Extraction or Town Districts on the Land Use Plan of the 1990 Comprehensive Plan shall be considered for this zone.

- Maximum Residential Density Provisions. Maximum permitted residential densities shall be as follows:
 - Without Community Facilities - One (1) dwelling unit per acre.
 - With Community Facilities - Two (2) dwelling units per acre.
 - Planned Unit Development (PUD) - Four (4) dwelling units per acre.
 - With the use of Transferred Development Rights and Community Facilities - Four (4) dwelling units per acre.
- Mike Pugh is pushing to make everything that isn't NAR & SAR a part of the Development District!
- Growth Corridor is an elastic zone, depending upon your perspective
- Impact on traffic and road infrastructure, not just on Appleton Road but in the surrounding area.
 - Newark is concerned, and is looking at placing restrictions on the movement of water
- Where do we go from here?
 - Research Committee fully consumed with the Comp Plan rewrite.
 - Set up an Ad Hoc committee to work on this
 - If you are interested in serving, please contact George Kaplan.
- Thanks to all who pulled together the CLUA meeting on Aug. 15 and who attended / spoke at the Commissioners' meeting Aug. 19!
- New Comprehensive Plan update (led by Rupert)
 - CLUA members on the COC: Rupert, Ken, Diana, Carl, Robert, Vernon, Ed

- Review of a selection from the following presentation:
<http://www.ccgov.org/uploads/PlanningAndZoning/Meetings/cpcoc/CecilScenariosPresentation073108.pdf> Scenarios Workshop Materials, including:
 - long range plans for the Stewart properties
 - the Scenario Development process
 - Potential Scenarios
- Resulting Draft Scenarios:
http://www.ccgov.org/uploads/PlanningAndZoning/Meetings/cpcoc/CPC_Maps/CPCOC_Scenarios_8_26_08.pdf
- Plan is for the various Comp Plan subcommittees to review the draft scenarios prior to a full COC Meeting on 17th Sept.
- Goal is to come up with at least four scenarios from which to choose a base scenario for the Comp Plan
- Upcoming Sub-Committee Meetings (check www.ccgov.org for updates and more specifics)
 - Land Use - Carl & Ken
 - 2 Sept @ 3 p.m. - Cecil College
 - Water Resources - Rupert
 - 3 Sept @ 6:30 p.m. Cecil College 1st Floor Admin Bldg
 - Infra & Transportation - Carl, Diana, Ed, Vernon
 - 8 Sept @ - Cecil College Board Room
 - Ag & Preservation - Owen, Diana, Robert & Rupert
 - 9 Sept @ 6:30 p.m. Venue TBD
 - Econ Dev - Ken, Robert & Vernon
 - 23 Sept @ 4:30 PM Rising Sun Room County Admin Bldg.
 - Housing & Recreation - Ed & Owen
 - Next Meeting ... ?
 - Public Services - No Rep
 - Next Meeting
- COC Full Committee Scenarios Workshop
 - Wednesday, September 17, 2008 at the North East campus of Cecil College in the Technology Center (Room 208) at 1:00 PM.
- You are welcome to audit any or all of these meetings, but non-members may not actively participate.

Meeting adjourned 8:45 p.m.