

**CLUA, Inc.**  
**October 30<sup>th</sup>, 2008**  
**7:00 pm, Rising Sun Library**

**Start: 19:05      Attendance: 8**

Treasurer's report

- ~\$2466 in bank account
- Some outstanding commitments
  - \$500 for "Endorsed By CLUA" stickers
  - \$755 for Ad in Voters Guide
- ~\$1200 available after those bills are paid

CLUA Board / Annual Election

- Ken Wiggins has resigned from the CLUA Board and from CLUA, so as not to compromise his position on the Planning Commission.
  - We are very sorry to receive his resignation, thank him for all the work he has done as Vice President and Newsletter Editor, and wish him well on the PC.
  - Will not fill his CLUA position until the January Election
- Election for 5 Board Members - January 2009
  - Diana Broomell, Vernon Duckett, George Kaplan, Wendy Moon and Ken Wiggins initial terms are over.
  - Need to appoint a nominating committee including at least one general member. Anyone interested in serving on the Board or on the Nominating Committee, please contact George.
  - Officers for 2009 are chosen by the new Board

Elk Point Marina

- Developer withdrew request for a Critical Area Growth Allocation
- Need to keep watch on this issue, in case they reapply.

Water & Wastewater Franchise Agreements

- See separate document "Notes on Legal Issues"
- General sense of the CLUA membership: We regret having to seek a judicial review of the Franchise Agreements, but the auxiliary portions of the deal, beyond the original Elkton West scope, have

- "queered the deal" and go against CLUA's Mission Statement & Principles!
- Discussion
  - ARCA has been working closely with MDE to ensure that the local well owners do not suffer as a result of the Aston Pointe well withdrawals.
    - MDE had set some rigorous requirements prior to their issuing a Groundwater Appropriation Permit (GAP), including having a Text Amendment and a 60 day well test, and were contemplating putting some groundwater recharge easement requirements in place (to ensure the golf course cannot be developed later).
    - This is all moot, now that the County has expanded the Franchise area.
    - MDE's John Grace was unaware of these developments until advised by John Williams.
  - The Expanded Franchise Agreement has impacted the ...
    - Comprehensive Planning process: All scenarios show "Elkton North" in the "Development" Area
    - Aston Pointe final plat approved by Planning Commission because water issues are now "solved" by promised Artesian hookups
    - MDE
  - Side discussion on the new Comprehensive Plan:
    - COC will define very broad Land Use Districts. These will undergo Public Hearings, Planning Commission review and County Commissioner review and approval.
    - Once the Land Use Districts have been set, the next step will be Comprehensive Rezoning.
    - The COC could, in theory, adjust one of the scenarios, but CLUA can't depend upon that to happen.
  - Back to the legal issues ...
    - Majority of CLUA Board supports continuing to participate in the legal actions
    - There is some concern that CLUA will be seen simply as an obstructionist organization, and we have to find some way to get our message across that we don't oppose the basic intent of the Elkton West deal, but do object to the northward expansion.

- It is too complex to explain in 250 words, and that is all that is allowed in a letter to the Whig.
- General Membership voted on two resolutions:
  - That CLUA remain part of the legal proceedings for now, up and through the anticipated early November actions against the Expanded Franchise Agreements for water and sewer service north of Elkton. (*Proposed, seconded and carried unanimously.*)
  - That CLUA support these actions by contributing a total of \$500 to the accumulated legal fees. (*Proposed, seconded and carried unanimously.*)

#### Comprehensive Plan ideas

- Rural Suburban Residential zoning — See Ron Hartman's proposal
  - A resolution was passed that CLUA supports the concept of a subset of Suburban Residential zoning, lying beyond the growth corridor, that remains at a density of one dwelling unit per acre. (*Proposed, seconded and carried unanimously.*)
  - There are interesting maps showing significant differences between what the county would like to have included in the Priority Funding Areas (PFAs) and what the State (MDP) will approve
  - Path forward ... get this in front of the COC through our rep - Owen Thorne
- Sustainable growth by limits on building permits — George
  - Defer til December
  - COC Full Committee Scenario Evaluation & Selection Workshop
    - Wednesday, November 19, 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 this meeting, but may not participate.

**Next CLUA meeting:** Mon., Nov. 24, 7 p.m. (Rising Sun)

Meeting adjourned 9:00 p.m.

