

Fall 2011 Maryland Planning Directors' Roundtable

Thursday, October 13, 2011

10:00 a.m. to 12:30 p.m.

Maryland Higher Education Commission (MHEC)

Annapolis, MD

Summary

Welcome & Introductions

Rich Josephson opened and welcomed everyone to the meeting. He briefly went over [today's agenda](#). Rich thanked Ted Porter (Administrator, MHEC), who also thanked everyone for coming, for the use of the facility. The office has had to look for alternate spaces since Banneker Douglass Museum is not in use for several months.

Urban Land Institute Presentation

Peter Conrad said there have been five regional workshops on the Challenges of Infill Development conducted by the Urban Land Institute (ULI). The workshops were meant to provide a perspective from the development community that could be useful to the implementation of PlanMaryland. He then introduced Sean Davis of the ULI Baltimore District.

Mr. Davis presented a [PowerPoint](#) on the ULI PlanMaryland Workshops and their findings and recommendations. Mr. Davis presented some background information. Membership consists of both public and private sector individuals. He said the ULI of Baltimore asked to work with PlanMaryland. He added that ULI is one of PlanMaryland's primary implementers.

The five workshops were held in Baltimore North, Eastern Shore, Baltimore South, Western Maryland and the Washington DC region. Discussion and involvement will continue. There has been good representation from the Maryland Department of Planning. Six major themes include: 1) adequate

public facilities ordinances; 2) consistency and predictability; 3) community input; 4) market realities and create a sense of place in PFAs; 5) competition, advocacy and priority approval areas; and 6) public/private partnerships.

Themes were consistent throughout all five of the workshops.

The next steps are submitting a draft to MDP and finalize. There will be a panel presentation at the Maryland Municipal League (MML) fall conference on November 2nd. We need to continue to work with MDP in the implementation phase of PlanMaryland and the subsequent legislation that will follow.

Mr. Conrad read over the [questions that were presented](#) to the planning directors (copies distributed). He asked if they saw some things that they would like to challenge. He noted that Mr. Davis' introduction was very helpful and advised he would like to get a copy of his PowerPoint presentation.

Mr. Conrad then asked planning directors to share any comments and/or concerns. Below are some of the comments that were made:

- Look at jurisdictions that have incorporated good fast track processes
- Future PD Roundtable – discuss some of these issues in more detail
- Educate P.C.'s and public – provide good examples for locals to use
- Educate development community about need for stewardship of land and resources
- Streamlining helps projects and recognizes limited staff resources
- Streamlining is good – challenges: staff resources, laws and regulations
- Development community needs to be sensitive to the public (because local officials are)

- Developers need to provide info on applications and, if there are changes (by developer) don't expect speedy approval
- Sometimes developers resist reasonable, flexible design guidelines that are intended to create sense of place
- How do you provide incentives to get developers to do things in growth areas?
- Don't I.D. development community as evil
- SWM & off-street parking are key issues
- Have state be facilitator locals as implementers
- Not enough emphasis on problems with state agencies
- Don't want more costs and time
- Quote in PlanMaryland seems to set tone – confrontational (chapter 1, page 2)
- The development community should be aware of its responsibility to share in the public education effort, not to simply rely on local officials.

Mr. Conrad thanked everyone for their comments and added we will send out the final report.

PlanMaryland Revised Draft Plan brief

Mr. Chuck Boyd asked everyone to please pick up the handouts and look them over. Handouts included a copy of [PlanMaryland highlights](#), intent and benefits, and a [description of what is different in the PlanMaryland Revised Draft Plan](#) since the original version. He said this one-pager builds upon the Progress Report that was sent out in July.

Mr. Boyd said he received 168 individual comments from various people. These comments are posted on the web and he encouraged everyone to take a look at them. He noted that Chapter 2 is significantly reduced. He also advised that the Plan is actually the framework. Focus is on the Plan, with a six month review process. Comment period is through November 9, 2011. Mr. Boyd said he encourages everyone to take a look at the PlanMaryland workgroup report. A schedule can be found in the draft Plan.

Sustainable Communities Update

Mr. John Papagni of the Maryland Department of Housing and Community Development (DHCD) presented a brief report and update on [the application process](#) for the Maryland Sustainable Community designation. Copies of his update were distributed.

He noted that the first application round has been completed. Sunset date for all designated neighborhood and community legacy areas designated prior to 2008 will expire on June 1, 2012. Community Legacy areas designated after 2008 will expire on June 1, 2013.

Mr. Papagni added that designations have a five year shelf-life.

Secretary's State Planning Update

Secretary Hall said there is a lot going on now and everyone has been very helpful to MDP. He said Mr. Boyd is doing a good job explaining what is going on with regards to PlanMaryland and is getting the general framework of the plan completed. This will be submitted to the Governor in November.

Secretary Hall reported that the Septics Task Force has been meeting and will be issuing a report by the end of the year.

Secretary Hall said PlanMaryland has generated a lot of discussion. He said there are still some misconceptions about smart growth. It was suggested that the issue of schools and school location needs to be addressed.

Secretary Hall felt this was a good suggestion and possibly could be added to the next meeting agenda to include school construction.

Before adjourning the meeting, Mr. Josephson mentioned the [Maryland Commissioners Planning Association Annual Conference](#) which is scheduled for November 9 and 10, 2011 in Easton, Maryland. He encouraged everyone to attend. The agenda includes a pre-planning commissioners training course.

Also noted was an [article regarding White Flint](#) written by Andy Ratner of MDP in a recent issue of Planning Magazine.

The next Planning Directors meeting has been scheduled for December 15th.

The location will be determined. *[As of the date of the review of summary, location is set as [DHCD Community Place Building, 1st Floor Conference Room; 100 Community Place; Crownsville, MD](#)]*

Secretary Hall adjourned the meeting at 12:08 p.m.