



**MPCA**  
Maryland Planning  
Commissioners Association

**2017 Annual Conference in Easton, MD**  
**November 2nd & 3rd at**  
**The Tidewater Inn**



# Welcome Message from the MPCA President, Robert Reed



Welcome to the 34th annual conference held by the Maryland Planning Commissioners Association. I am delighted to be holding this year's conference in the Town of Easton in Talbot County. It's a joy to have worked with the local hosts of the county and its municipalities to put together 2 full days of informative and insightful sessions.

This year's theme, **The Building Blocks of Good Decisions**, is meant to spur us on to take our experience and what we learn and put it into practice in our communities as we serve on our commissions and boards.

The 2017 conference will deliver you enriching sessions, but it also brings you into contact with citizen planners and practitioners from across the state to exchange ideas. Don't miss this opportunity to network and learn from your colleagues. After all, the citizen planning puzzle is solved with a solid foundation of education.

Sincerely,  
Robert W. Reed  
President, Maryland Planning Commissioners Association and member,  
Calvert County Planning Commission

# Acting Secretary of Planning Robert S. McCord, Esq. – Friday Lunch Keynote Speaker

With the Maryland Department of Planning since 2015, Rob has served as Assistant Secretary of Operations, and now in a dual role as Acting Secretary and Deputy Secretary. As Acting Secretary, Rob provides comprehensive leadership of the Department's mission, objectives, and initiatives.



Rob comes to Planning with private sector and public experience. He worked in private practice in Bel Air, MD before joining the Harford County Law Department in 1998 as Deputy County Attorney, then County Attorney from 2004 -2014. He has seen issues from Western Maryland to the Eastern Shore as a trustee on the Local Government Insurance Trust. He is an Adjunct Professor, University of Baltimore School of Law, 1990 - present.

He holds a degree from Loyola University Maryland, B.A. (Business Administration and Philosophy), 1983; M.B.A. (Marketing), 1985; University of Baltimore School of Law, J.D. cum laude, 1989.

# At-A-Glance schedule

## Thursday, November 2, 2017

### Ballroom

8:00am - 10:00am Registration and vendor set up.

### Breakout

10am - 2:00pm MDP/MPCA required training (including light lunch break)  
*Chuck Boyd*  
*Tracey Gordy*  
*Keith Lackie*  
*Paul Cuccuzella*

### Ballroom

1:00pm - 3:30pm Academy of Excellence Certified Training - Open Meetings Act  
*Frank Johnson*

2:00pm - 3:30pm *Seminar - Local Government's Review*  
*Lynn Thomas*  
*Helen Spinelli*

4:00pm - 5:30pm Tour of Easton Point Project and the Hill

Outside space  
5:30pm - 6:30pm Welcome Reception  
*Rob Reed*

Ballroom  
6:30pm - 7:30pm Supper  
*Rob Reed*

## Friday, November 3rd, 2017

7:00am Registration

7:30am - 9:00am Breakfast w/ welcome speaker

8:00am - 8:15am Welcome Comments

8:15am - 8:45am Welcome and Legislative Review

### 2 Breakout rooms

9:00am - 10:15am Sign ordinances  
*Danny Winborne (moderator)*  
*Tim McCluskey*  
*Sharon VanEmbarg*  
*Lynn Thomas*  
*Kerry Yoakum*

9:00am - 10:15am	Making Sense of State Planning <i>Stacey Dahlstrom</i> <i>Michael Hrapla</i> <i>Joe Griffiths</i>
10:15am - 10:30am	Break
10:30am – 12:00 am	<i>Seminar</i> - Comprehensive Plan and You <i>Patricia Haddon</i>
10:30am – 12:00am	Nuts and Bolts <i>Bob McGrory</i>
<b>Ballroom</b>	
12:00pm - 1:00pm	Lunch
12:30pm – 1:00pm	Keynote speaker <i>Rob McCord</i>
1:00pm - 1:30pm	Annual Meeting <i>Rob Reed</i>
1:30pm – 1:45pm	Outreach Project Review <i>Joe Griffiths</i>
<b>2 Breakout rooms</b>	
1:45pm - 3:15pm	<i>Seminar</i> - Solar/wind energy panel <i>Karen Mierow (moderator)</i> <i>Helen Spinelli</i> <i>Amy Moredock</i> <i>Mary Kay Verdery</i> <i>William Neville</i>
1:45pm - 3:15pm	Steps of Annexation <i>Chris Jakubiak</i>
<b>Ballroom</b>	
3:15pm - 4:45pm	Cabinet Forum Planning, Natural Resources and Transportation <i>Wendi Peters (moderator)</i> Including Question and Answer Session <i>Rob McCord</i> <i>Mark Belton</i> <i>R. Earl Lewis, Jr.</i>
4:45pm	Close <i>Rob Reed</i>

# 2017 Annual Conference Room Assignments

## Thursday November 2, 2017

8:00am – 10:00am	Registration and vendor set up <i>Gold Ballroom</i>
10:00am – 2:00pm	MDP /MPCA required training <i>Crystal Room</i>
12:00pm – 12:45am	Lunch Break for PCTC <i>Gold Ballroom</i>
1:00pm - 3.30pm	Academy of Excellence Certified Training – Open Meetings Act <i>Oxford Room</i>
2:00pm – 3:30pm	Seminar - Local Government’s Review <i>Crystal Room</i>
4:00pm – 5:30pm	Tour of Easton Point Project and the Hill
5:30pm – 6:30pm	Welcome Reception Gold Room Garden
6:30 pm– 7:30pm	Supper <i>Gold Ballroom</i>

# Friday, November 3, 2017

7:00am – 8:30am	Registration <i>Gold Ballroom</i>
7:00am – 9:00am	Breakfast w/ welcome speaker <i>Gold Ballroom</i>
9:00am – 10:15am	Seminar Sign ordinances <i>Crystal Room</i>
9:00am - 10:15am	Making Sense of State Planning <i>Oxford Room</i>
10:15am - 10:30am	Break <i>Gold Ballroom</i>
10:30am - 12:00pm	Seminar - Comprehensive Plan and You <i>Crystal Room</i>
10:30am - 12:00pm	Nuts and Bolts <i>Oxford Room</i>
12:00pm - 1:30pm	Lunch <i>Gold Ballroom</i>
1:45pm - 3:15pm	Seminar - Solar/wind energy panel <i>Crystal Room</i>
1:45pm - 3:15pm	Steps of Annexation <i>Oxford Room</i>
3:15pm - 4:45pm	Cabinet Forum - Planning, Natural Resources, Transportation <i>Gold Ballroom</i>
4:45pm	Close

# Conference Sponsors

MARYLAND DEPARTMENT OF



PLANNING





# Maryland Planning Commissioners Association 2017 Conference November 2-3, 2017, Program

## Thursday, November 2

### 8 a.m. - Conference Opening

#### Registration/Breakfast/Welcome

Rob Reed, President,  
Maryland Planning Commissioners  
Association and member, Calvert County  
Planning Commission

**8:00 am**            **Registration Begins**

**10:00 am**            **Planning Commissioners Training Course (Part 1)**  
**12:00 pm**            **Lunch**

**1:00 pm**            **Concurrent Sessions**

- A.     **Planning Commissioners Training Course (Part 2  
(Finishes at 2:00)**
- B.     **Open Meetings Act Training (Finishes at 3:30)**

**2:00 pm**            **Local Government Review**

Representatives of municipal and county governments throughout the Eastern Shore share how they have handled many growth and planning decisions that your jurisdiction may have to face in the future. Learn from their experience and perspective.

**4:00 pm**            **Tour of Easton Point Development and  
The Hill archeological site.**

**6:00 pm**            **Dinner & Welcome Reception**

# Friday, November 3

**7:00 am**            **Registration Begins**

**7:30 -9:00 am**   **Breakfast**

**8:00 am**            **Conference Opening and Welcome**

**8: 15 am**           **State Legislative Review**

**9:00 am**            **Concurrent Sessions 1**

- A**      **Sign Ordinances and Supreme Court Decisions** In-depth panel discussion of the effects of the Supreme Court decision on sign subject matter and how it will impact present and future sign planning decisions. Panelists will include local government planners, legal counsel and a representative from the Outdoor Advertising Association of America
  
- B**      **Making Sense of State Planning** Representatives from the State departments of Transportation and Planning will discuss and field questions on the efforts for developing the Maryland Transportation Plan and State Development Plan, respectively. In addition, the contractor conducting the Department of Commerce's Joint Land Use Study (JLUS) will also present. Maryland's Statewide JLUS aims to promote compatible civilian development supporting the long-term military mission sustainability and continued regional community development in and around Maryland military installations

**10:15 am**           **Break**

**10:30 am**           **Concurrent Sessions 2**

- A**      **The Comprehensive Plan and You** Patricia Haddon, President of the Maryland Chapter of the APA, will bore into the details of comprehensive planning, including the steps of plan development and the role of planning commissioners and other board members in the process
  
- B**      **Nuts and Bolts** Here's a chance to learn the basics of being a Planning Commissioner or Board of Appeals member, including the steps in the development process, how to make a motion, and more. This is a wonderful refresher for the experienced and a MUST for new commissioners and boards of appeals members.

**12:00 pm Luncheon**

**With Keynote Speaker: Rob McCord**, Acting Secretary of the Maryland Department of Planning

**1:00 pm MPCA Annual Meeting**

**1:30 pm MPCA Outreach Project Presentation**

Maryland Department of Planning staff will present results from the MPCA Outreach Project, conducted over the summer of 2017

**1:45 pm Concurrent Sessions 3**

- A Solar/Wind Energy Planning Roundtable** An expert panel of planners and industry representatives will elaborate upon the decision making, implementation, and value of wind and solar energy projects throughout the state
- B Annexation, What it is and What to Do** Planners experienced in the process will inform and answer questions on the steps of annexation, cooperation needed between jurisdictions, and the role of a planning commission and board of appeals

**3:15 pm Governor Hogan's Cabinet Secretaries' Forum**

**Secretaries or Deputy Secretaries of Planning, Transportation, and Natural Resources**

Here is your chance to meet and discover the thinking of the cabinet secretaries of Planning, Transportation and Natural Resources. They will help you understand their visions for future planning and how your decisions effect these critical elements of land use

**4:45 pm Conference Adjourns**

# MPCA 2017 Annual Conference

## Presenter Bios



### **Amy G. Moredock**

Amy is the Director of Planning, Housing, and Zoning for Kent County, Maryland. Collaborating with a wide array of government agencies and nonprofit organizations, her experience includes all aspects of land use management including comprehensive planning, floodplain management, critical areas implementation, watershed planning, and hazard

mitigation. Ms. Moredock represents the MACo Planners Affiliate on the Governors Intergovernmental Committee on Agriculture and is the Eastern Region Representative on the Maryland Association of Floodplain and Stormwater Managers. She has been directly involved with the activities of the TMDL Committee, Renewable Energy Task Force, Eastern Shore Heritage, Inc., and both the Chester and Sassafras River Associations.



### **Mark J. Belton**

**Secretary, Maryland Department of Natural Resources**

Mark retired from the U.S. Navy at the rank of Rear Admiral. As Secretary of DNR, Mark Belton oversees Maryland's park system and public lands, manages the state's wildlife and fish species, and leads efforts

to improve the health and enjoyment of Chesapeake Bay.

Mark retired from the USN at the rank of Rear Admiral after a 31-year career. A business and logistics specialist in the Navy Supply Corps, Mark's assignments included duty as Commander, Navy Expeditionary Logistics Support Group and Deputy Commander, Naval Supply Systems Command. He served active duty to the U.S. embassy in Baghdad where he served as the Multi-National Force senior liaison to the Republic of Iraq Ministries of Oil and Electricity.

Mark's civilian experience includes a variety of local and state government leadership positions. He served on the Board of Education and Board of County Commissioners in Queen Anne's County, and as chief administrative officer of three counties within the Chesapeake Bay watershed. He was Executive Director for Pride of Baltimore, Inc. Mark majored in political science at the USNA and graduated in 1983. He holds an MBA from Regis University.

## **Christopher N. Jakubiak, AICP**

Christopher Jakubiak has 25 years experience leading multi-disciplinary teams on major projects. His firm specializes in zoning, plans, land use and fiscal impact studies, development agreements and downtown and mixed-use development. Jakubiak has served as the official town planner and/or zoning administrator in six Maryland municipalities, and on the City of Annapolis Board of Zoning Appeals.

Chris has negotiated numerous annexation, waterfront concession, utility and access easement, dredging, land acquisition, and public works agreements. Believing that city building must be more than simple compliance with regulations, he collaborates with all parties to bring about better site plans, urban design, and architecture.

Chris taught urban planning and design at Catholic University. An expert witness, he has spoken frequently to professional and governmental associations, most recently on the sustainable urban development of Scandinavia's Oresund Region. He holds a degree in urban and regional planning from the University of Illinois, and Certification from Harvard University in Advanced Public-Sector Negotiation.

## **David Murray**

David Murray is Executive Director of the Maryland, D.C., Delaware Virginia Solar Energy Industries Association (MDV-SEIA), representing 130 solar businesses in the region, including 5,400 solar workers in Maryland. David's primary responsibilities are implementing legislative and regulatory campaigns related to state-level solar energy policy, and managing membership of the organization. Previously, he worked for the Natural Resources Defense Council and Environmental Entrepreneurs, performing business engagement, policy research, and advocacy related to clean energy and the environment. David has a Master's in Energy and Development Studies from the University of Cape Town and B.A. from the University of the North Carolina at Chapel Hill. He is certified as a LEED Green Associate and NABCEP Entry Level Installer.



## **Michael Hrapla**

Michael Hrapla is a Senior Vice President in charge of Department of Defense (DOD) Programs. His extensive background, built over the past 43 years, includes managing and directing small to very large planning, engineering, design, construction, housing and environmental operations and personnel in locations both in the United States and abroad.

Mike has served as the Principal-In-Charge on numerous complex and interdisciplinary projects. He brings unique perspective and understanding to the Joint Land Use Study (JLUS) project for the Maryland Department of Commerce, with experience as an Air Force Base Civil Engineer, HQ Air Force Programmer, Air Mobility Command (AMC) Chief of Operations, Air Combat Command (ACC) Assistant Command Engineer, and as a former Air Force Special Operations Command (AFSOC) Command Engineer.

Mike has a broad range of skills in contingency engineering, strategic planning, and military engineering, specifically in military compatibility planning for the last 12 years. In this role, He has worked with military installation and defense communities to address the issues of encroachment, safety, quality of life, economic development, and military sustainment.



## **Joe Griffiths**

Joe manages the Maryland Department of Planning's Local Assistance and Training Division. Joe comes to us from the Loudoun County Department of Planning and Zoning, where he oversaw outreach and support functions for the county's major planning initiatives.

He was program manager with the Pathways Community Development Corporation, directing brownfield remediation and workforce development efforts. Joe holds an undergraduate degree in History from the College of William and Mary and a Masters in Urban and Regional Planning from Virginia Commonwealth University.

## **Lynn B. Thomas, Jr., AICP**

Lynn is an Eastern Shore native who received his Bachelor of Science in Geography and Regional Planning from Salisbury University and a Master of Science in Planning from the University of Tennessee. Lynn has worked in the private sector and in the public sector at all levels, including 25 years with the Town of Easton. He has led or assisted in the preparation of plans and ordinances in four states and the Cayman Islands. He has been Easton's Town Planner since 2011 and this coming Spring will be teaching his fifth semester as an Adjunct Professor in the Geography Department at Salisbury University.



## **Mary Kay Verdery**

Mary Kay Verdery serves as Talbot County Planning Officer/Building Official, responsible for overseeing and implementing the County-wide planning and permitting program, and facilitating the physical development, growth and preservation of the County.

While reviewing solar array projects in 2016, staff and the Planning Commission noted the increase in renewable green energy projects, the concern of larger scale commercial photovoltaic projects under construction in neighboring counties and the potential impacts to Talbot County in satisfying the State's Renewal Portfolio Standards. Under the desire to promulgate better regulatory review and approval processes, the County Council adopted a six-month moratorium and appointed a thirteen member Solar Array Committee. This group developed relationships with and contacted many private, county, state and federal agencies involved in the review and placement of commercial solar development projects.

Bill 1352 was the result of this very intense six-month period and includes definitions, siting and size limitations, screening, as well as decommissioning criteria for photovoltaic array projects going forward.



## **R. Earl Lewis, Jr.**

**Deputy Secretary for Policy, Planning and Enterprise Services**

**Maryland Department of Transportation**

R. Earl Lewis, Jr., is Deputy Secretary of Policy, Planning and Enterprise Services for the Maryland Department of Transportation. He returns to MDOT after serving as Assistant Secretary for Administration

from 2004 to 2006, and as Communications and Technology Officer since 2003. Lewis brings nearly 20 years of experience in various technical, analyst and management posts with utility companies, including BGE.

As MDOT's Assistant Project Manager for Maryland's Interoperability Project Team, he led efforts to improve public safety communications systems at the county and state levels. He also served as Program Manager for MDOT's State Rail Oversight program. In 2006, he moved to the Maryland Transit Administration (MTA), where he filled several roles, including Deputy Administrator for Operations, Emergency Preparedness Coordinator, and Deputy Chief of Emergency Preparedness.

Mr. Lewis has a bachelor's degree in Mechanical Engineering from the University of Virginia and master's degrees in Business and Information Systems from the University of Maryland.

He describes himself as a results oriented leader with strong people skills, an expert in "professional management on the people-friendly side, but also focused on getting things done."



## **Sharon M. VanEmburch**

Practicing law since 1998, Sharon's primary practice areas include: local government, business, estate planning and administration, land use, real estate, civil litigation and appeals. She has represented a number of local governments in her 19 years of practice and currently serves as attorney for both the

Town of Easton and the Town of Centreville. Sharon is a member of the Trial Courts Judicial Nomination Commission, and has been the Trust Clerk for the Circuit Court of Talbot County, Maryland since 2003.

She obtained her undergraduate degree from Bucknell University in civil engineering, and graduated from the University of Richmond's T.C. William's School of Law.

## **Stacey Dahlstrom, AICP**

Stacey Dahlstrom is a Transportation and Land Use Manager in the Office of Planning and Capital Programming at the Maryland Department of Transportation. Her experience includes: managing and coordinating Planning Assistance contracts, assisting in updates to the Maryland Transportation Plan, managing multi-modal planning and land use studies, pre-development planning for Transit Oriented Development, and leading the Department's performance management reporting efforts.

Stacey has over 27 years of planning experience, including land use, transportation, affordable housing and smart growth/comprehensive planning at the local, state and regional level in both the public and private sectors in Maryland and Florida.

She holds a Master's Degree and Certificate in Urban and Regional Planning from Florida State University.



## **Timothy E. McCluskey**

Timothy McCluskey owns Delta Consulting, Inc., an executive recruiting firm, in downtown Centreville, which he relocated here in 2006 from Boulder, Colorado. McCluskey was elected to the town council in 2009. He is a member of Centreville Lodge #180, AF&AM.

Timothy received his BS degree in Business Administration from the University of Delaware, Lerner School of Business in 1993.





## **Wendi W. Peters**

### **Special Secretary of Smart Growth**

Wendi Peters was recently appointed Special Secretary of Smart Growth by Governor Hogan, after serving as Secretary and Deputy Secretary of the Maryland Department of Planning.

Secretary Peters has been a community leader in Mount Airy, Maryland for more than two decades, including two terms as Councilwoman, chair of Mount Airy's Recycling and Sanitation Commission, Board of Appeals, Planning Commission, and Downtown Revitalization Committee as well as Committee Chair for the Maryland Municipal League. She was inducted into the Mount Airy Hall of Fame for her leadership and commitment to community. Secretary Peters is a graduate of Villa Julie College and Loyola University Maryland and is also a Fellow of the Academy for Excellence in Local Governance.



## **Helen M. Spinelli, AICP**

Helen M. Spinelli is a Principal Planner at Queen Anne's County Planning and Zoning Department and Adjunct Professor at Morgan State University Graduate School of Architecture and Planning teaching Land Use Law. As Principal Planner she leads all long range planning and comprehensive plan implementation efforts for the Department.

This includes the development of comprehensive plans and community plans for the designated growth areas in the county along with assisting the county's eight municipalities with their long range planning needs is part of the Department's mission. Creating the implementation tools to realize the plans is germane to long range planning as well. Helen was Economic Development and Tourism Director for Caroline County and prior to that a Comprehensive Planner II, Water & Sewer for Carroll County responsible for infrastructure planning for the county. She has a BA and MA in Economics from Fordham University, New York, NY and is a trained Community Mediator.



## **Patricia Haddon, AICP**

Patricia Haddon is a Principal Planner with Calvert County. Employed initially as a Transportation Planner, she routinely performs planning functions such as transportation planning, water and sewer, and other infrastructure planning, urban planning, comprehensive Town Center planning,

and participates in public education, outreach, and the creation and adoption of plans and regulations that support County programs and policies. Patricia has been a local government planner for over 20 years. She holds a Master of Science in Zoology and Ecology from the University of Maryland. Patricia is a resident of North Beach, Maryland and is the Vice Chair of the Planning Commission there.



## Bob McGrory

Bob McGrory most recently served as City Administrator for the City of Brunswick, and was previously Town Manager in Centreville. In those roles he has worked extensively with planning commissions and boards of appeals at both the municipal

and county levels on comprehensive planning, site development, subdivision development, public works agreements, annexations, and parliamentary and open meetings issues. Mr. McGrory is a graduate fellow of the Academy for Excellence in Local Governance at the University of Maryland. Bob also served for seven years in elected office as Mayor and Town Council Member in Bladensburg, Maryland. He is a past President of the Maryland City/County Management Association and has served as a facilitator to help elected and appointed leaders throughout the state use best practices for government.





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State of Maryland  
Larry Hogan, Governor  
Boyd Rutherford, Lt. Governor



Maryland Department of Planning  
Robert S. McCord, Acting Secretary

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