

# Planning for Challenges on the Horizon

Maryland Planning Commissioners Association

39th Annual Conference

October 25-26, 2022 | Frederick, Maryland



# Welcome Message from MPCA President, Danny Winborne



I want to warmly welcome each of you to the 39th Annual Conference of the Maryland Planning Commissioners Association. We are honored to be hosted by the Great City of Frederick, Maryland. We are so appreciative of the tremendous efforts of our hosts for their tireless work to put together this two-day conference for “Citizen Planners,” Boards of Appeals members, Professional Planners and all those who are passionate about the issues of Planning in the State of Maryland. We are also very excited to be conducting our first in-person conference since 2019!

This year’s Conference Theme is *Planning for Challenges on the Horizon*. MPCA leadership has worked hard over the past few years, upended by the pandemic, to be responsive to our members. We collaborated with partners to conduct two virtual conferences and multiple virtual webinars. We also planned for and started recruiting participants for a new mentoring program which we plan to launch in 2023.

This year’s conference will offer several opportunities for information sharing, education, collaboration, and enrichment on planning topics for our local, regional, and state planning and boards of appeals leadership.

We hope you enjoy our conference, and we invite you to join us on the MPCA Board as we strive to continue *Planning for Challenges on the Horizon*.

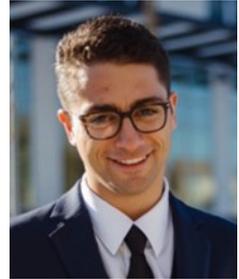
Sincerely,

Danny Winborne  
President, Maryland Planning Commissioners Association and  
Chair, Gaithersburg Planning Commission

# Eli Glazier: Multimodal Transportation Planner Coordinator, Montgomery County Planning Department

## Keynote Speaker

Eli Glazier will address the importance of pedestrian safety and walkability during his presentation at the Maryland Planning Commissioners Association's 39th annual conference.



Mr. Glazier is the project manager for Montgomery County's first Pedestrian Master Plan, an effort to lay the groundwork for a county where walking and rolling are safe, accessible, direct, and convenient for people of all ages and abilities.

A Transportation Planner with the Montgomery Planning Department -- part of the Maryland-National Capital Park and Planning Commission (M-NCPPC) -- Glazier will be speaking about opportunities for improving walkability through thoughtful design, supportive regulations, and policy change.

According to Glazier, "Making it easier to walk is about more than just sidewalks and crosswalks." As such, his presentation will highlight common obstacles to walkability and share the diverse recommendations of Montgomery County's new Draft Pedestrian Master Plan that aim to overcome these obstacles — including strategies that are applicable to communities both large and small.

Prior to joining Montgomery County Planning, Glazier worked as a planner for Toole Design, a national active transportation planning and design firm based in Silver Spring, Maryland, where he helped communities across the country make it easier and safer to walk and bike. Glazier received his undergraduate degree in International Politics from Pennsylvania State University and earned his master's degree in Planning from the University of Southern California.

## Tuesday, October 25, 2022

- 7:30 a.m.** Registration begins
- 9:00 a.m. – 12:00 p.m. Concurrent Sessions**
- 9 am - 12 pm Planning Commissioners Training Course
  - 10 am -12 pm Open Meetings Act (Academy of Excellence)
- 12:00 p.m.** Lunch
- 1:00 p.m.** Check in and Networking
- 1:30 p.m.** **Frederick County Planning Overview**
- 2:00 p.m.** **Frederick City Planning Overview**
- 3:00 p.m.** **Frederick City Staff Led Tour (Details TBD)**
- 6:30 p.m.** Mentoring Reception
- 7:00 p.m.** **Dinner & Welcome Reception**

## Planning for Challenges on the Horizon

Maryland Planning Commissioners Association

39th Annual Conference

October 25-26, 2022 | Frederick, Maryland



## Wednesday, October 26, 2022

- 7:30 a.m.** Registration begins
- 8:30 a.m.** Breakfast
- 9:00 a.m.** **Conference Opening**  
Welcome from Michael O'Connor,  
Mayor, City of Frederick
- 9:30 a.m.** **Plenary Session**  
**30 Yrs of Planning in Maryland: What Have we Learned**
- 11:00 a.m.** Break
- 11:10 a.m.** **Concurrent Sessions**  
New Water Resources Planning Guidance: Integrating Climate  
Change  
Transportation Planning: Supporting Federal and State  
Climate Action Strategies While Achieving MDOT's Mission
- 12:00 p.m.** **Conference Addresses**
- 12:45 p.m.** **Lunch with Keynote Speaker**
- 1:30 p.m.** **MPCA Annual Meeting**
- 2:00 p.m.** **Plenary Session**  
**Planning Commissions and Comprehensive Plan Consistency**
- 3:40 p.m.** **Concurrent Sessions**  
The Community Challenge of Emptying and Empty Houses of  
Worship  
Citizen Planners Role in Planning for Housing over the next 20  
years
- 5:00 p.m.** **Conference Adjourns**

\* See all speaker bios at the end of the program

# Conference Sponsors



# Maryland Planning Commissioners Association 2022 Conference

## October 25-26, 2022 Program

### Tuesday, October 25

**7:30 a.m. Registration begins**

**9:00 a.m. Planning Commissioners Training Course**

The Smart and Sustainable Growth Act of 2009 passed in the 2009 session of the Maryland General Assembly requires local jurisdiction's (county or municipal) Planning Commission/Board and Board of Appeals members to complete an education course. The Maryland Department of Planning created this course with input from the Governor's Task Force on the Future for Growth and Development, the Maryland Association of Counties (MACo), the Maryland Municipal League (MML), the Maryland Planning Commissioners Association (MPCA) and others. **(ROOM C/D)**

*Chuck Boyd; Adam Snyder; and Joe Griffiths*

**10:00 a.m. Open Meetings Act Training**

In the 2017 legislative session, the Maryland General Assembly passed legislation requiring at least one member of each public body to take a training class on the Open Meetings Act. Under current law, each public body must designate at least one individual who is an employee, officer, or member to take the training class. While employees or staff can continue to take the training class, at least one member of the public body must be also designated to take the class. This training satisfies the requirement.

**(ROOM B)**

*Frank Johnson and April Ishak*

**12:00 p.m. Lunch**

**1:00 p.m. Check in and Networking**

**1:30 p.m. Frederick County Planning Overview**

**2:00 p.m. City of Frederick Planning Overview**

## 3:00 p.m. **Downtown Frederick City Walking Tours**

### **Carroll Creek Linear Park, Historic Downtown Frederick**

October 25, 2022, 3:00 – 5:00 p.m.

Did you know that Frederick City has one of the largest downtown historic districts and successful brownfield redevelopment programs areas on the East Coast?

Participants and tour leaders will gather at Union Mills brewery and walk to the site of the future Downtown Hotel and Conference Center, adjacent to Carroll Creek Linear Park, for a joint discussion of the project.

Situated prominently in the historic district, the site comprises both the former main terminal building of the Hagerstown & Frederick Railway and the former Byerly Tannery site. More recently it was the home of the city's local newspaper, the Frederick News Post.

Following the discussion, participants may then select from one of two tours: Tour 1 will focus on historic preservation and adaptive re-use of an historic site. Tour 2 will focus on the redevelopment of former industrial/brownfields sites, along Carroll Creek.

#### **Tour 1 – Led by Lisa Mroszczyk Murphy, AICP, Historic Preservation Planner for the City of Frederick**

This tour will feature the Visitation Hotel Frederick, downtown's largest adaptive use project currently under construction. The former campus of the Sisters of the Visitation convent and girls' school (ca. 1840s) will soon be home to 57 standard hotel rooms, 10 extended-stay rooms, and 11 condominiums. This project made use of federal rehabilitation tax credits.



**Tour 2 – Led by Richard Griffin, CeCD, AICP,  
Director of Economic Development, City of Frederick**

This tour will brownfields redevelopment sites to the east along Carroll Creek, as well as address the innovative flood mitigation/stormwater engineering of Carrol Creek that has enabled the revitalization of the downtown district.

**Itinerary:**

- 2:45 p.m. Depart Clarion Hotel
- 3:00 p.m. Gather outside Union Mills Public House,  
340 E Patrick St Frederick, MD 21701
- 5:15 p.m. Reconvene at Union Mills Public House
- 5:30 p.m. Arrive Clarion Hotel

*Note: Participants will self-transport/carpool to the tours' starting point.*

**6:30 p.m. Mentoring Program Meet & Greet**

Join mentors and mentees in an informal gathering to discuss the exciting program to be launched in 2023

**7:00 p.m. Dinner & Welcome Reception**

Barbara Nicklas, Frederick City Planning Commission Chair



# Wednesday, October 26

**7:30 a.m. Registration begins**

**8:30 a.m. Breakfast**

**8:30 a.m. Conference Opening**

*Welcome by*

*Michael O'Connor, Mayor of Frederick*

**9:30 a.m. Plenary Session**

**30 Yrs of Planning in Maryland: What Have we Learned**  
(1.5 AICP CM Credit)

This panel discussion will address planning successes and pitfalls from the perspective of four directors who have each led planning departments in multiple jurisdictions. Each will select notable positives and negatives from their long experience with plans and tools in the Washington/Baltimore Metro region. Topics covered will include frank reflections on, Urban Growth Boundaries and Urban Service Boundaries. Agricultural zoning and TDRs, APFOs, Impact fees and Development Taxes, Cluster, TND, MXD and TOD zoning, Environmentally based planning and zoning practices, Community-based Sector planning, Affordable Housing, Enterprise and Opportunity zones, and Working productively with your Planning Commission. **(ROOM C/D)**

*Joseph Rutter; Steve Kaii-Ziegler; Pete Gutwald, Uri Avin, Gerrit Knapp*

**11:00 a.m. Break**



## 11:10 a.m. Concurrent Session

### State Agencies Addressing Climate Change

#### **New Water Resources Planning Guidance: Integrating Climate Change** (0.75 AICP CM Credit)

Climate change impacts upon Maryland water resources (e.g., saltwater intrusion) and Maryland water resource infrastructure (e.g., failing septic systems due to higher groundwater tables, inadequate stormwater conveyance systems given higher precipitation amounts) are already being experienced and are accelerating in pace and extent in Maryland. The Maryland Department of the Environment and the Maryland Department of Planning will present on the Water Resources Element (WRE) Guidance Update website and climate change impacts on water resources and water resource infrastructure. The WRE is a requirement of municipal and county comprehensive plans. The presentation will include a discussion of the variety of climate change impacts on local water resources and water resource infrastructure, and will also review the WRE guidance specifics, including when the local WREs should be updated. **(ROOM C/D)**

*Matthew Rowe; Dr. Jim George; Jason Dubow*

#### **Transportation Planning: Supporting Federal and State Climate Action Strategies While Achieving MDOT's Mission** (.75 AICP CM Credit)

This session will cover Maryland Department of Transportation (MDOT) led initiatives that support Maryland's overall goal of achieving 60% greenhouse gas emissions reductions over 2006 levels by 2031. Initiatives to be covered include the Maryland State Plan for National Electric Vehicle Infrastructure (NEVI) Formula Funding Deployment, the MDOT Urban Tree Program, and new grant funding programs within the Infrastructure Improvement and Jobs Act. We will talk about the plan and program goals; opportunities for community input, involvement, and funding support; and how the changing climate in Maryland requires a coordinated and deliberate approach to ensure successful outcomes. Challenges for discussion include barriers to electric vehicle charging infrastructure deployment and tree plantings in Maryland communities, particularly those in urban areas; how to address flooding concerns related to aging stormwater infrastructure in a multi-jurisdictional watershed; and effective approaches to accelerate electric vehicle adoption. **(ROOM B)**

*R. Earl Lewis; Sandy Hertz; Heather Murphy*

## 12:00 p.m. Conference Addresses

*Jan Gardner, Frederick County Executive*

*Robert McCord, Secretary, Maryland Department of Planning*

## 12:30 p.m. Citizen Planner Recognitions

*City of Brunswick Preservation & Revitalization Committee*

*Tom Liebel, Former Chair, Baltimore City Commission for Historical and Architectural Preservation*

*Harford County Historic Preservation Commission*

*Jerry Pesterfield, Former Chair, Anne Arundel County Planning Board*

## 12:45 p.m. Keynote Address

*Eli Glazier*

*Multimodal Transportation Planner Coordinator,  
Montgomery County Planning Department*

## 1:30 p.m. MPCA Annual Meeting

- Approval of 2021 Minutes
- Treasurer's Report
- Officer a Board Elections
- 2023 Initiatives

## 2:00 p.m. Plenary Session

### **Determination of Consistency with the Comprehensive Plan (1.5 AICP CM Credits)**

What is the role of the Planning Commission (PC) to determine Consistency? How does the consideration come to the PC? What types of matters require a determination of Consistency [e.g., decisions related to the County Water and Sewer Plan (CWSP), Priority Funding Areas (PFAs) and Annexations.]? What do the Staff, Legal Counsel and Planning Commissioners do in preparation for the meeting? What elements do the Planning Commissioners consider to make their final determination? What role does Public Comment play and when? How does the Planning Commission's decision impact the next steps made by the County Council?

This panel will address these questions as they seek to clarify the role of County Planning Commissioners in making decisions identified in Maryland Environment Section 9-506(a). Panelists will describe the process of preparing for the meeting, areas

of consideration, presenting staff's areas of concerns and recommendations, discussion, required decision elements, how the decision is institutionalized, etc. Panelists will include a Planning Commissioner, Attorney, Planning Officer, Municipality Planner and State Planner. **(ROOM C/D)**

*Lisa Ghezzi; Keith Lackie; Chris Drummond;  
Sharon Suarez; Eric E. Soter; Jill Baker*

### **3:30 p.m. Break**

### **3:30 p.m. Concurrent Sessions**

#### **The Community Challenge of Emptying and Empty Houses of Worship (1.5 AICP CM Credits)**

Declining religious membership, increasing real estate costs, improved mobility and connectivity, and now, the Covid-19 pandemic have eroded significantly at the sustainability of our nation's houses of worship. Faith institutions and communities need to look at these facilities as potential mixed-use developments, both for survival of the house of worship and the well-being of the community. Our presenters, with significant experience in economic development and church management (Reinhard) and social entrepreneurship and nonprofit management (Kucher) will offer insights on dealing with faith institutions, municipalities, and real-estate professionals on the complicated road toward transforming underused properties into community assets. **(ROOM C/D)**

*Dr. Howard Kucher; Rick Reinhard*

#### **Citizen Planners Role in Planning for Housing over the next 20 years**

This session will deal with the hot topic of Housing that is facing every State, town, city, and county in the Country. The panel will discuss some of the underlying driving forces that put affordable housing on every agenda of Planning meetings and political campaigns across the country and. The need for affordable housing is different for each area so the panel will present recommendations for a check list that can be used to capture and analyze those needs. The panel will propose a method to avoid 'knee jerk reactions' by using a 'systems analyst' approach for 'out of the box' thinking, for developing communities of the future. **(ROOM B)**

*Paul Christensen; Gary Mauler; Marsha Jackson;  
Matt Minahan; Ellen Moss (Moderator)*

### **5:00 p.m. Conference Adjourns**

# MPCA 2022 Annual Conference

## Distinguished Guests



**Robert McCord, Esq.**

**Secretary, Maryland Department of Planning**

Secretary McCord provides comprehensive leadership of the Department's mission, objectives, and initiatives. With the Maryland Department of Planning since 2015. He has served as Assistant Secretary of Operations and Deputy Secretary. The secretary 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 overseen 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.



**Jan H. Gardner**

**Frederick County Executive**

Jan H. Gardner was elected as Frederick County's first County Executive in 2014 and is currently serving her second term. Executive Gardner previously served as a County Commissioner for 12 years from 1998 to 2010, including four years as President of the Board

of County Commissioners.

Executive Gardner's priorities are education, jobs, seniors, and community needs. Key initiatives include accelerating school construction; Livable Frederick, a new, innovative and strategic approach to planning for the future; Seniors First, to engage and empower a growing senior population; and advancing affordable housing, sustainability, and equity initiatives.

Ms. Gardner currently serves on the Board of the Metropolitan Washington Council of Governments. She is also a Past President of the Maryland Association of Counties (MACo) and past member of the Board of Directors. She currently serves on the MACo Legislative Committee. Ms. Gardner is currently a member of the Frederick County Fire and Rescue Advisory Board, the Business and Industry Advisory Cabinet, and the Tourism Council of Frederick County Board of Directors. Her business experience includes accounting, operations planning and new product development for the Quaker Oats Company, a Fortune 100 company.

Ms. Gardner gained valuable federal government experience as the State Director for U.S. Senator Barbara A. Mikulski. She earned an MBA from Xavier University and a BBA in finance and economics from the University of Notre Dame. Ms. Gardner also graduated from the Rawlings Leadership Training Program through the University of Maryland. She was awarded the President's Medal for Leadership from St. John's Catholic Preparatory School and the Theodore W. Stephens Lifetime Achievement Award for her outstanding contributions to Human Relations. She was named one of Maryland's Top 100 Women by the Daily Record three times and is a member of the Circle of Excellence.



## **Michael O'Connor**

### **Mayor, City of Frederick**

Frederick City Mayor, Michael O'Connor, was born in Frederick. He graduated from Saint John's at Prospect Hall High School (now Saint John's Catholic Prep) in 1984, and Saint Bonaventure University, with a double major in history and mass communications, in 1988. Michael spent nearly 20 years in local media as a reporter, news director, talk show host, senior producer, and moderator with WJEJ, Hagerstown (1988 to 1989), WFMD-WFRE, Frederick (1989 to 1997), and Comcast (Adelphia, GS Communications) Cable Channel 10, Frederick (1997 to 2006).

Prior to becoming Mayor in 2017, Michael served as the business manager at Saint Katharine Drexel Roman Catholic Congregation in Frederick. He also spent nine years as adjunct faculty at Frederick Community College (2000 to 2009). Michael was first elected to the Board of Aldermen, in 2009, and was re-elected in 2013. He has been the chair of the Streets and Sanitation Committee, and the aldermanic liaison to the Airport Commission, Celebrate Frederick and Delaplaine Visual Arts Center Boards, Historic Preservation Commission, and Parks and Recreation Commission. He also represented the Alderman on the Blight and Vacant Property Task Force.

Michael is a member of the Community Action Agency and Tourism Council Boards, the Maryland Municipal League Board of Directors and Legislative Committee, and the Metropolitan Washington Council of Governments Board of Directors.



# Presenters



## Adam Snyder

Adam Snyder joined the Maryland Department of Planning (Planning) in early May 2022. As Principal Counsel Adam heads up the division of the Maryland Attorney General's Office that provides advice to Planning, the Maryland Historical Trust (MHT), and various other state entities, and represents them

in litigation, as necessary. He is currently representing MHT in two lawsuits involving the administration of historic preservation easements in Baltimore City. Adam worked with the Office of Attorney General for 25 years with his first 13 years representing the Maryland Department of the Environment's (MDE) Wetlands and Waterways Program in cases involving the environmental effects of land development. Over the next six years, Adam served as the Office's Chief of Opinions, followed by another half-dozen years representing the state of Maryland in federal appellate litigation.



## April Ishak

A graduate of Rutgers University and Rutgers School of Law-Camden, April C. Ishak, began her legal career more than 25 years ago representing parties in class and derivative stockholder litigation in the Delaware Court of Chancery. She shifted her career to practice law with her husband in Bel Air, Maryland in 2009.

April's interest in municipal law developed while working at the Bel Air law firm, which represented municipalities in Harford County. In 2017, April was appointed City Attorney for the City of Havre de Grace. She opened her solo practice in June 2018. The remainder of her legal practice is dedicated to estate planning, estate administration, business law, and civil litigation. Governor Hogan appointed April in 2015 to serve on the three-member Open Meetings Compliance Board. She was re-appointed and served as Chairperson until her term expired in June 2020. She was recently appointed by Governor Hogan to serve on the State Advisory Council on Administrative Hearings. April is also a member of the Maryland Municipal Attorneys Association and is General Counsel to the Maryland Federation of Republican Women (MFRW). In 2020, April began teaching Open Meetings Act classes for the Academy for Excellence in Local Governance.



## **Chris Drummond**

Christopher (Chris) Drummond is currently serving as an attorney with multiple Maryland Eastern Shore jurisdictions, including the municipalities of Chestertown, Denton, and Secretary, as well as the counties of Dorchester, Kent, and Queen Anne's.

Chris previously represented the Town of Oxford on the Port Wardens litigation and served as the attorney to the Town of Easton Board of Appeals from 1994–2004. Chris graduated from the University of Maryland School of Law with honors in 1980 and was admitted to the Maryland Bar later the same year.



## **Chuck Boyd, AICP**

Mr. Boyd is the Director of Planning Coordination within the Maryland Department of Planning's Division of Planning Services. He is responsible for coordinating, preparing, and implementing major policy and management initiatives related to local planning assistance, environmental planning, and

infrastructure policy planning. Tasked with a wide range of assignments, he works with staff from the department, other State agencies, local officials, stakeholders, and the public. He has over 30 years of planning experience working in both the public and private sector.



## **Cindy Unangst**

Cynthia A. (Cindy) Unangst, has been the staff planner for the Town of Middletown, MD, for 16 years.

Previously she was an environmental planner for Bucks County Planning Commission in Pennsylvania.

She has a bachelor's degree in forestry from Michigan Technological University, and a master's degree

in natural resource management from the University of Michigan.

Cindy also worked for many years as the zoning administrator for Middletown, as well as the staff planner and zoning administrator for the Town of Myersville. She is a member of the American Institute of Certified Planners (AICP).



## Ellen Moss

After retiring as an owner/operator of a warehouse distribution business Ellen Moss became active as a volunteer in her community. She currently serves on the board of several non-profits and community organizations including: The Jessup Correctional Institution Citizens Advisory Committee, The BWI

Roundtable Committee, The Jessup Improvement Association, and The Growth Action Network.



## Eric Soter

Eric Soter is a land planner with over 25 years of experience in the Baltimore-Washington Region. He is employed by Rodgers Consulting, Inc., a local land development planning and engineering consulting firm known for being at the forefront of the New Urbanist movement. Since the 1980s, the firm has

created successful mixed-use communities across Maryland, including Kentlands and Lakelands in Gaithersburg, Cabin Branch in Clarksburg, and the Villages of Urbana and Linganore Town Center in Frederick County. As a client principal, Eric is part of a team of experts focused on securing clients' project entitlements including annexations, zoning changes, and subdivision, site development and related plan approvals and permits. Previously, Eric served as Director of Planning and Community Development for Frederick County Maryland as well Urban Design Director for the City of Gaithersburg. He has served on a number of local boards including the Land Use Council of the Frederick County Building Industry Association, the Interfaith Housing Alliance, the Public Policy Committee of the Frederick County Chamber. Eric also previously served on the Maryland Sustainable Growth Commission and their APFO Workgroup.





## Frank Johnson

Frank Johnson has served local government in a variety of roles – as a staff member, an appointed official, and an elected official – and in those roles has worked on Open Meetings Act issues in several contexts since 2000. He is certified by the Academy for Excellence in Local Governance as an Open Meetings Act trainer.

After serving on several local boards and commissions, including the Planning Commission \_which one?, Frank was elected to the Mt. Airy Town Council in 2000, and as Mayor in 2006. He has served as an appellate attorney for the U.S. Department of Justice and as Assistant Attorney for Carroll and Montgomery counties, and since 2014 as an attorney for the City of Gaithersburg. There he serves as counsel to the Planning Commission, Board of Appeals, Historic District Commission, and several other city boards.

## Gary Mauler



Gary Mauler received his bachelor's degree in electrical engineering from the University of Maryland and is currently an engineer at Northrop Grumman Corporation. He has been a member for the past 25 years of the Jessup Improvement Association and currently serves as a board member. Gary has served on past general development plan committees in

Anne Arundel County, and is a former member of the Dewey Beach, Delaware Planning and Zoning Board. His goal is to work within the CAC to develop a vision that reflects the wishes of the citizens of Anne Arundel County and advocate for changes to the county code to guarantee it will be implemented as planned.



## Gerritt Knaap

Gerritt Knaap is professor of Urban Studies and Planning, Director of the National Center for Smart Growth, and Associate Dean for Research and Creative Activity in the School of Architecture Planning and Preservation at the University of Maryland. He received his PhD in economics from the University

of Oregon and is the coauthor or coeditor of over 80 peer referenced journal articles and ten books. For the past 20 years, Gerritt has served on the state's Smart Growth Sub-cabinet and for ten years has served on the state's Sustainable Growth Commission. In 2021, Gerritt moved to Frederick and currently serves on the city's Zoning Board of Appeals.



## Heather Murphy

Heather Murphy has served the Director for the Office of Planning and Capital Programming, previously serving as Deputy Director, at Maryland Department of Transportation Secretary's Office (MDOT TSO) for the last 15 years. As Director, Heather oversees the development of the Governor's Capital Transportation Program, the state's long-range transportation plan, and the annual Attainment Report, MDOT TSO's performance management report. Heather also has oversight for the Metropolitan Planning Organizations (MPOs), statewide bicycle and pedestrian planning, statewide air quality conformity, and electric vehicle infrastructure work. Additionally, Heather helps to coordinate the department's climate change activities related to greenhouse gas emissions, in particular supporting electric vehicle conversion and charging infrastructure in Maryland.



## Howard Kucher

Dr. J. Howard (Jim) Kucher is an Associate Professor of Social Innovation in the Graduate School of the University of Maryland, Baltimore, where he directs the groundbreaking Master of Science in Health & Social Innovation program. An award-winning teacher and internationally recognized thought leader in social entrepreneurship, he cultivates strong entrepreneurial skill development for students, researchers, and professionals through experiential learning courses and workshops. He is the lead author of *Social Entrepreneurship - A Practice-Based Approach to Social Innovation*, recently published by Edward Elgar Publishers, a leading independent academic and professional publisher. Previously, Jim was the Founding Executive Director of Entrepreneurship Programs at the University of Baltimore, where he led the Baltimore Social Enterprise Collaborative. In addition to his teaching duties, Jim works as a consultant to leading and emerging social benefit initiatives to help them improve outcomes and increase sustainable revenues. He has successfully secured over \$70m in working capital on behalf of mission-oriented enterprises and assisted over 100 area nonprofits and social enterprises in developing new models for meeting the needs of their constituents while increasing the sustainability of their organizations.



## Jason Dubow

Jason Dubow, Manager, Resource Conservation & Management, has worked at the Maryland Department of Planning (Planning) for 15 years, where he is responsible for administering a variety of state environmental planning laws and regulations, many related to land preservation and water resources planning. Prior to joining Planning, he worked as a water resources and water/sewer planner for Worcester County, Maryland for three years, and as an environmental consultant with ERG (Eastern Research Group), Inc. for seven years, largely serving federal clients. Jason has a master's degree in sustainable development and conservation biology, and undergraduate degrees in music and zoology/animal biology from the University of Maryland at College Park.



## Jill Baker

Jill Baker is Director of the Washington County Department of Planning and Zoning. She has served for Washington County government for over 22 years as a land use planner. Starting as an associate planner in 1999, she has gained experience by participating in comprehensive planning, water and sewer planning, and transportation planning over her career. As a lifelong resident of Washington County, Jill takes pride in managing projects that will support the community for years to come.



## Jim George

Dr. Jim George serves as the Water Resources Policy Advisor to the Director's Office of the Water and Science Administration at the Maryland Department of Environment (MDE). His work at MDE, since 1992, has largely focused on water quality management; however, his current work involves water reuse and climate change adaptation. Jim teaches a course for Johns Hopkins University on Water Resources Management.





## **Joe Griffiths, AICP**

Joe manages the Maryland Department of Planning's Local Assistance and Training Division. Joe previously worked for the Loudoun County Department of Planning and Zoning, where he oversaw outreach and support functions for the county's major planning initiatives. Prior to that, he was program manager with the Pathways Community Development Corporation in Petersburg, VA, directing brownfield remediation and workforce development efforts. Joe holds an undergraduate degree in History from the College of William and Mary and a Master in Urban and Regional Planning from Virginia Commonwealth University.



## **Joseph Rutter**

Joseph Rutter began his planning career in 1966 at the Howard County Planning and Zoning office. He held numerous positions and became Deputy Director of the department in 1987, followed by Director in 1990, where he continued to serve until his retirement in 2003. Shortly afterward, Joseph accepted the position of Planning and Zoning Officer in Anne Arundel County agreeing to serve four years. Since 2007, he has worked in the private sector in land development and has provided expert witness testimony in several jurisdictions.



## **Keith Lackie**

Keith Lackie has been a practicing planner since 1989, after graduating from Salisbury University's Department of Geography and Regional Planning. Keith has worked for the Maryland Department of Planning (Planning) for 17 years, serving as Regional Planner for the Lower Eastern Shore. Prior to joining Planning, Keith worked for the Maryland Department of Environment, and St. Mary's, Howard, Wicomico, and Worcester County governments. Before attending Salisbury State University, Keith served four years in the U.S. Army as a Russian linguist.





## Kristen Humphrey

Kristen E. Humphrey is a planner in the Local Assistance and Training (LAT) division at the Maryland Department of Planning (Planning), helping to implement education and outreach efforts to Maryland jurisdictions. In this role, Kristen has taken the lead as writer-editor-producer of the department's e-newsletter, Planning Practice Monthly, and provides staff support to the Maryland Planning Commissioners Association (MPCA). Kristen came to Planning from the non-profit and private sectors; as program coordinator with the Neighborhood Design Center (NDC), she worked to revitalize Baltimore's neighborhoods, engaging communities in the re-design/adaptive reuse of abandoned buildings, vacant lots, beleaguered streetscapes, and open spaces. Kristen earned her bachelor's degree in conservation of natural resources from the University of California Berkeley and her master's degree in landscape architecture at Morgan State University.



## Lisa Ghezzi

Lisa Ghezzi has served as a commissioner on Talbot County's Planning Commission since July 2019. She envisioned today's panel on the "determination of consistency" after having been involved in many planning commission matters requiring it (greater consistency?). Prior to her retirement in 2009, she worked in the satellite industry with the Dealy Strategy Group for nearly twenty years. Her professional expertise is in developing economically viable businesses, with an emphasis on strategy and finance. Lisa consulted with businesses primarily in satellite communications, helping management teams to launch satellite systems – XM Satellite Radio, Boeing and Martin Marietta representing a few former clients – and to strengthen the performance of non-profit organizations. Lisa obtained her undergraduate degree from the University of California Berkeley and a master's degree in business from Georgetown University.





## **Matt Minahan**

Matt Minahan is a board member of the Growth Action Network, an advocacy group working to promote leadership and advocacy among Anne Arundel county citizens to preserve the environment, secure natural resources, protect our watershed, and ensure managed growth to sustain a high quality of life for all. He has

previously served for 3 years as President of the Neighbors of the Mayo Peninsula and was the convener of the Anne Arundel County Peninsulas Coalition.



## **Matt Rowe**

Matthew (Matt) Rowe is the Assistant Director of Maryland Department of the Environment's Water and Science Administration (MDE WSA) which oversees approximately 300 staff implementing state and federal water quality programs. WSA' programs include regulating public drinking water systems, wastewater, stormwater,

wetlands, and compliance, as well as water-quality monitoring, standards development, TMDL, and non-point source management programs. Additionally, the WSA focuses on Chesapeake Bay restoration and building climate resiliency into Maryland's existing water programs. Matt received a bachelor of arts degree from Eckerd College, a bachelor of science degree in environmental science/stream ecology from Oregon State University, and an Executive Education Program certificate in National Smart Growth Leadership from the University of Maryland. Matt serves the Chesapeake Bay Program partnership in support of the Principals' Staff Committee and as co-chair of the Conowingo Watershed Implementation Plan (WIP) Steering Committee, on the board of the Chesapeake Bay Trust, and is a certified Climate Change Professional with the Association of Climate Change Officers. Prior to joining MDE, Matt worked in streams research at the University of Maryland, as a field biologist with the Oregon Department of Fish and Wildlife, as a research fellow with U.S. EPA's National Health and Environmental Effects Research Laboratory, and as an engineering technician in the private sector.



## **Marsha Jackson**

Marsha S Jackson has worked in the management and development of affordable housing for almost 40 years, with companies whose focus has been making lives better for the residents while meeting the needs of the owners, management, contractors, and neighbors. A resident of Anne Arundel County, she

has also been actively involved in community organizations where she has lived all her adult life.



## **Paul Christensen**

Dr. Paul Christensen is a retired technology entrepreneur who has lived in Anne Arundel County for 28 years. He is a member of the Boards of Growth Action Network, Alliance for Livable Communities, and the Chesapeake Environmental Protection Association.



## **Pete Gutwald**

Peter (Pete) Gutwald has more than 34 years of experience in planning and zoning in a variety of disciplines including but not limited to Land Use, Transportation, Environmental, Community, and Capital Facilities Planning. Over his career, Pete worked for Harford County for 24 years, serving for more

than nine years as the Director of Planning and Zoning. Additionally, he worked for more than four years as Director of Planning and Zoning for City of Annapolis which included Economic Development, Community Development, permits and inspections; served as Director of Planning for Baltimore County; and currently serves as Director of Permits, Approvals and Inspections for Baltimore County. Pete has also served as Chairman of the Baltimore Regional Transportation Board for two years and served on the Chesapeake and Atlantic Coastal Bays Commission for nine years.



## R. Earl Lewis

R. Earl Lewis, Jr., was appointed on January 20, 2016, to serve as Deputy Secretary of Policy, Planning, and Enterprise Services for the Maryland Department of Transportation (MDOT), which is comprised of The Secretary's Office, State Highway Administration (MDOT SHA), Maryland Transit Administration (MDOT MTA),

Motor Vehicle Administration (MDOT MVA), Maryland Port Administration (MDOT MPA), Maryland Aviation Administration (MDOT MAA) and the Maryland Transportation Authority. As Deputy Secretary, Mr. Lewis oversees the administration of twelve offices in the Secretary's office. He also chairs MDOT's Public Private Partnerships Steering Committee, reporting directly to the Secretary on the oversight of P3 initiatives by MDOT's transportation business units. In 2017, he was certified as a P3 Foundations Professional by APMG International, a global accreditation agency. Mr. Lewis represents the Secretary as Chair of the State of Maryland's Zero Emission Electric Vehicle Infrastructure Council, The National Capital Region Transportation Planning Board and often represents the Secretary on several other groups such as the Maryland Commission on Climate Change (MCCC) and the Commerce, International Affairs, and Smart Growth Sub-Cabinet as well as the Maryland Economic Development Corporation (MEDCO). In 2018, Mr. Lewis received the Conference of Minority Transportation Officials National Corporate Executive of the Year Award, as well as the Baltimore Chapter of WTS Honorable Ray LaHood Man of the Year Award for being supportive of careers of women in transportation. Mr. Lewis has a bachelor's degree in Mechanical Engineering from the University of Virginia and an MBA and a second Master's degree in Information Systems from the University of Maryland's Smith School of Business.





## **Rick Reinhard**

Richard (Rick) Reinhard is principal of Niagara Consulting Group and counselor to The Lakelands Institute, advising faith-based organizations and communities how to better employ the nation's hundreds of thousands of underutilized houses of worship to build better communities. For the past six years, he has led United Methodist organizations, as Chief Administrative Officer of the church's global social-justice agency on Capitol Hill and Executive Director of a not-for-profit agency based in New Jersey. For 30 years, Rick led business improvement districts and other economic- and community-development organizations throughout North America and the United Kingdom, including in Richmond, Buffalo, Atlanta, Washington DC, and Northern Ireland. Previously, Rick served as chief of staff to the Mayor of Buffalo. As consultant to the Mayor, he created the Buffalo-Niagara Medical Campus, leading to more than \$750 million in public and private funding on a 120-acre inner-city campus. As an adjunct faculty member, he has taught urban planning and public policy at six major research universities and co-founded the Urban Design Project at the University at Buffalo. Rick earned a bachelor's degree in biology from the College of William and Mary and a master's degree in business and public management from Rice University. He also served as a mid-career Loeb Fellow in Advanced Environmental Studies at the Harvard University Graduate School of Design.





## Sandy Hertz

Sandy Hertz serves as Director for the Office of Climate Change Resilience and Adaptation within the Maryland Department of Transportation (MDOT) Secretary's Office. She has been with MDOT since 2004 and brings over 25 years of experience in environmental protection to this position. Prior to joining MDOT, Sandy worked for the Maryland Department of Natural Resources (DNR) in the Watershed Restoration Division and spent five years with a private environmental consulting firm. In her current role, she coordinates climate resilience and adaptation efforts across all five MDOT transportation business units and the Maryland Transportation Authority. Sandy represents MDOT on several multi-agency workgroups and councils, including the Chesapeake Bay Workgroup, Critical Area Commission, Coast Smart Council, and the Maryland Commission on Climate Change.



## Steven Kaii-Ziegler

Steven (Steve) Kaii-Ziegler has more than 34 years of professional experience applying local and regional land use planning, project management, and special studies expertise to county and municipal governments in Maryland, Virginia, and North Carolina. He is the current Planning and Zoning Officer for Anne Arundel County, MD, responsible for planning, organizing, and directing programs and functions relating to land use, planning, development, zoning, zoning enforcement, cultural resources, and GIS services. Steve holds degrees in land use analysis/political science, human resource management, and public administration.





## Sharon Suarez

Sharon Kemper Suarez is a certified planner with nearly 30 years of professional experience in the public and private sectors. She joined the staff of the City of Frederick's Planning Department in 2021. Prior to that she served for six years on the Frederick County Planning Commission (FCPC), serving as Secretary, Vice Chair, and Chair. Sharon enjoys training commissioners and planners on the topics of social equity, public participation, and ethics, and she has done so at local, regional, and national venues. Sharon has served on the boards of the Center for the Study of Economics (Philadelphia), the Montgomery County Affordable Housing Conference, the City of Frederick's Fair Housing Commission (Organizing Chair), the Maryland Chapter of the American Planning Association (MDAPA) (President, 2011 to 2013), and the Maryland Planning Commissioners Association from 2016 to 2017. Additionally, she is a member of the American Institute of Certified Planners (AICP), the American Planning Association (APA), the Greater Washington Chapter of Lambda Alpha International, the Pi Alpha Alpha National Honorary for Public Administration, and the Golden Key International Honour Society. Originally from Morgantown, WV, Sharon has lived in the heart of Historic Frederick for nearly 30 years. She has a bachelor's degree in interdisciplinary studies from West Virginia University, an MPA in executive leadership from American University, and Preservation Planning Certification (Section 106 Certification) from Goucher College's Welch Center for Graduate & Professional Studies.



## Uri Avin

Uri Avin's career in planning has spanned more than 40 years. Between 1980 and 1990, he served as Planning Director in Howard County, and as Deputy Director in both Harford and Baltimore Counties. He then worked as a consultant for several design and engineering firms with national and international practices for 20 years, leading practice in the land use/transportation arena at multiple scales, including developing plans and ordinances for Maryland jurisdictions. Between 2012 and 2021 Uri worked research professor at the National Center for Smart Growth at the University of Maryland, with which he is still affiliated.

# Maryland Planning Commissioners Association Executive Board



**Danny Winborne**

**President**

Danny Winborne currently serves as the president of the MPCA, as well as Chairman of the 2019 Conference Planning Committee. Danny is a planning commissioner for the City of Gaithersburg, Maryland, serving since 2001 and is currently chair. He helps to direct the growth and development of the city by reviewing all annexation requests, zoning applications, subdivision plats, development review plans, applications and plans for municipal improvements. Many of these processes are done in conjunction with the mayor and city council. Planning commissioners frequently attend joint public hearings and work sessions with the mayor and city council on current development and long range planning issues. The commission is supported by the City Planning Division of the Department of Planning & Code Administration. Danny has worked in the Information Technology field in both the Public and Private Sector for the past 35 years. He holds a Bachelor of Arts Degree in Economics (with a concentration in Systems Analysis and Design) from Morgan State University, a Master of Science in Business Information Technology Management from Johns Hopkins University and an MBA from John Hopkins University.





## **Bill Butts**

### **Vice President**

Bill Butts currently serves as the Vice-President of the MPCA. Bill has been a member of the Mt. Airy Planning Commission since 2010, and its chair from 2011-16. During that time, he directed an update of the Town Master Plan. In his professional capacity as a Registered Financial Advisor & Licensed Insurance Broker, Bill designs and develops financial programs and plans for individuals and small companies responsive to their financial goals and needs. Bill is very active in civic and youth programs in his community. He joined the MPCA Board in early 2018.



## **Doug Wright**

### **Treasurer**

Doug was born and raised in Hagerstown. Since 1988 he has served on the City of Hagerstown's Planning Commission, where he has had the honor to serve as its Chairperson since 1990. Doug has also been a member of Maryland Planning Commissioners Association Board for three years and currently serves as its Treasurer.



## **Roxanne Hemphill**

### **Secretary**

Roxanne Hemphill has been a Planning Commission Member in the town of Mount Airy since 2015 and before that was a member of the Board of Appeals for 12 years, 9 years as its chair. She holds a Master in Education from McDaniel College and has been a licensed real estate agent since 1990, serving Maryland and Northern Virginia. She is certified by the National Association of Realtors as a Short Sale and Foreclosure Specialist. She is also active in her church, singing in various choirs and serving on a several committees within her church.

# Notes



# Notes



# Sketches





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Maryland Department of Planning

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