

1 VALDIS LAZDINS, DIRECTOR * BEFORE THE
2 DEPARTMENT OF PLANNING * PLANNING BOARD OF
3 AND ZONING, PETITIONER * HOWARD COUNTY, MARYLAND
4 ZRA-175 *

5 * * * * *

6 MOTION: *Recommend approval of ZRA-175 with a modification to include retroactive*
7 *exemption for all Agricultural Land Preservation Program (ALPP) properties from*
8 *the Animal Shelter and Riding Academy and Stable setback requirements to any*
9 *dwellings that were constructed after the ALPP easement was recorded.*

10 ACTION: *Recommended approval; Vote 4 to 0.*

11 * * * * *

12 On February 2, 2017, the Planning Board of Howard County, Maryland, considered the petition of
13 Valdis Lazdins, Director, Department of Planning and Zoning (DPZ) to amend Section 128.0.A.4. and
14 Section 128.0.I.8. of the Howard County Zoning Regulations (HCZR). The proposed amendments apply to
15 farms in the Rural Conservation (RC) District and farms 20 acres or larger in the Rural Residential (RR)
16 District and remove setback requirements from Animal Shelter and Riding Academies and Stables to
17 dwellings on future new residential lots.

18 The Planning Board considered the petition, DPZ Technical Staff Report, public testimony and DPZ's
19 recommendation to approve the petition.

20 Keith Ohlinger testified in opposition to the petition, but supported a revision proposed by the
21 Agricultural Land Preservation Board (ALPB). Natalie Ziegler testified in support of the petition, as filed.
22 Howie Feaga and Ricky Bauer, on behalf of the ALPB, testified in general support of the petition with a
23 modification that the proposed setback exemptions apply retroactively to farms in ALPP from the time the
24 property entered the program and the easement was recorded. A retroactive setback exemption would allow
25 ALPP farmers that need to expand operations the ability to use all of their property, instead of setting the
26 agricultural operations back from property lines.

27 Board Discussion and Recommendation

28 In the work session the Board agreed that the proposal was a good start, but that it should be
29 expanded to protect the farming community. One board member asked how this proposal would affect
30 residential property owners. DPZ noted that the animal shelter and riding academy and stable setbacks have
31 been in place for quite some time. While residents expect some level of continuity, zoning can change over
32 time and nothing is set in stone. The Board commented that farms contribute to the rural character of the west;
33 were located there first; are assets to the community; and therefore, farming operations should be protected.

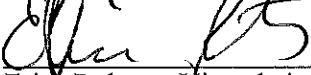
1 Board members expressed support for helping ALPP farmers make a living farming their land and agreed
2 with the ALPB recommendation to apply the proposed setback exemption retroactively to these properties.

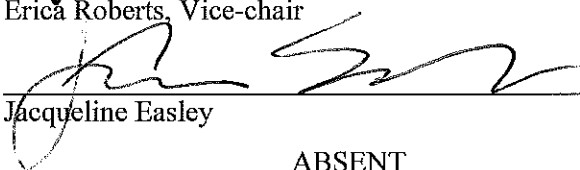
3 Ms. Easley made the motion to recommend approval of ZRA-175 with a modification to include a
4 retroactive exemption for ALPP properties from Animal Shelter and Riding Academy and Stable setback
5 requirements to adjacent dwellings that were constructed after the ALPP easement was recorded. Mr.
6 Coleman seconded the motion. The motion passed by a vote of 4 to 0.

7 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 16th day of
8 February, 2017, recommends that ZRA-175, as described above, be APPROVED, as noted above.

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10 HOWARD COUNTY PLANNING BOARD

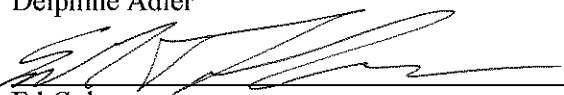
11 
12 Phillips Engelke, Chair

13 
14 Erica Roberts, Vice-chair

15 
16 Jacqueline Easley

17 ABSENT

18 Delphine Adler

19 
20 Ed Coleman

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23
24 ATTEST:

25 
26 Valdis Lazdins, Executive Secretary