



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Stu Kohas, have been duly authorized by
(name of individual)

_____ to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB-58 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: Stu Kohas

Signature: Stu Kohas

Date: 16 July 18

Organization: HCCA

Organization Address: P.O. Box 89

ELLIOTT CITY MD 21041

Number of Members: 300

Name of Chair/President: Stu Kohas

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.

Comments for Matt Hoff – July 16, 2018

Hello, my name is Matt Hoff.

I am a dairy farmer in Carroll County, and I am the President of Maryland & Virginia Milk Producers Cooperative. I am here today to speak on behalf of the co-op and my fellow 1,200 farmer members from Pennsylvania to Georgia.

Together we own and operate four processing facilities, two of which are in Maryland. They include a fluid plant in Landover that bottles fresh milk, and an ingredients facility in Laurel that processes cream, condensed milks, butter and milk powder.

Maryland & Virginia has owned the Laurel plant since 1955. It is our oldest plant facility, and it is the cornerstone of our co-op business. The plant operates as a balancing mechanism not only for the co-op but the entire mid-Atlantic region, helping manage fluctuations in the milk supply.

Over the decades the co-op has made improvements and has worked hard to be a “good neighbor” in the community.

Five years ago, the co-op board and management recognized changing dynamics – particularly in the fluid milk marketplace. Milk consumption is on the decline, and we knew that we had to adapt and find our new foothold in the marketplace.

That prompted the largest capital project in our 88 years of existence. Our dairy farmers poured \$40 million into Laurel and Landover, modernizing the plants, expanding their capacity and product offerings, creating new jobs and more skilled jobs. Specifically at Laurel we have increased our headcount from 55 to 70 employees.

Those investments have been critical to our success and are key to the financial sustainability of our Cooperative.

Looking at the future of our co-op, the option to sell and develop a portion of our Laurel property is a consideration our board and leadership are pursuing and have made significant business decisions based on the “rules” that were in effect at the time, which are now being changed on a whim. The co-op owns about 220 acres at Laurel, and we’re seeking to sell/develop 121 acres of land that is not needed for plant operations.

Right now the dairy industry – at the farm level – is going through very challenging times. Farmers are hanging up their hats and at a rapid pace. We have lost more than 100 farms since January and 40 percent of those have been Maryland farms.

Selling a portion of our land for development - land that is not needed for plant operations while maintaining a suitable buffer from residential areas – is our path to recouping the significant investment our farmer owners have made in their co-op.

Following two public community meetings where our representatives gathered input from neighbors, we have submitted an environmental concept plan and sketch plan for a by right subdivision without any necessary variances or alternative compliance. Our property is located in a designated growth and revitalization area in Plan Howard 2030, with public utilities and infrastructure to serve the development.

The proposed plan is actually less dense than permitted by the current zoning, which can also be developed under the MXD-3 overlay zone on the property, which allows for commercial, retail, apartment, and hotel development in addition to residential, similar to Maple Lawn just up the street.

Maryland & Virginia Milk Producers Cooperative feels that this proposed legislation is a direct attempt to delay approvals on our property and could put our farming business in jeopardy. Please help us by rejecting this flawed legislation.

Bill No. 58-2018

SUBJECT

AN ACT amending the Howard County Code to amend the requirements for new developments on Scenic Roads; and generally relating to Scenic Roads.

AREA OF CONCERN

Ilchester Road, in Ellicott City, is a designated scenic road. The last third, towards the Howard/Baltimore County line, is a gateway to the Patapsco State Park, historical landmarks, and Main Street, Ellicott City. It's also very scenic and picturesque. I also live there.

HISTORY & CHARACTERISTICS

- The road consists of steep slopes and extreme curves. It descends down from 460 feet to 90 feet within a 1/4 mile at Bonnie Branch Road. It has an extreme 90 degree curve in the middle of the decent and blind spots while driving.
- A dangerous intersection exists below, at Bonnie Branch & Ilchester, due to the speed of vehicles coming down Ilchester Road and a left hand turn blind spot from traffic to and from Baltimore County roads.
- Access to the Patapsco State Park across the walking bridge in Ilchester brings a lot of foot traffic. People are within feet of vehicles at the bottom of the steep road decline. Ilchester bridge presents a curve just past the county line coming off of the bridge and continues into River Road.
- Ilchester is often used by the US Cycling Association and others to conduct bike races due it's unique characteristics of steep slopes and curves. People come from all over to compete in the bike races here on Ilchester and Bonnie Branch. Recently, it is home to the Everest climb which requires the rider to climb up the hill in many iterations to simulate riding up to the height of Mt. Everest. This takes most of the day and night.
- Many historical sites and artifacts are located within this area. Most are in ruins but are significant to Ellicott City. The original Ellicott house, tavern, St. Mary's College, and the Ilchester train station site and Ilchester tunnel.

DEVELOPMENT ISSUES

- The top two thirds of Ilchester Road has had a lot of development in the past 6 years, which makes just the bottom third the real scenic road now.
-
- Waivers were granted to developers to place lots closer to the scenic road.
- Two development projects are in the works with DPZ approving one site plan on steep slopes in RED. This property also borders the State Park on two sides.
- DPZ approved a preliminary site plan for the developer to allow an entrance at the curve and a separate driveway to another lot. These entrances on a 90 degree curve will go to 8 lots. Concerns from the community about public safety related to traffic and the increased potential for more accidents was dismissed. There is a history of accidents on this curve.
- Two projects of 66 and 22 homes by another developer were built. They contribute to an increase of water in volume and water velocity coming down Ilchester Road.
- The above two developments do not match the nature of the scenic road nor the homes that already existed, which many are historic or custom built homes that took into consideration the scenic nature appropriately, invested a lot of time and money to ensure they fit in with the surroundings.
- Other concerns are an increase in traffic and the need for school seats for new kids even though there are already three schools on Ilchester Road.

RECOMMENDATIONS

All adjoining property owners should receive written notice regarding the purpose of a waiver in a timely manner so they can understand what the developers intent is and it's impact to their properties.

A presubmission community meeting should be attended by a member of the Department of Planning and Zoning to explain why a waiver is needed. Especially with scenic roads and if any waiver is going to be recommended by the County in any pre-meetings with a developer and/or engineering firm.

Location and traffic are important issues with regards to Scenic Roads. They need to be addressed in detail with land use decisions at all levels (DPZ, Planning Board, Hearing Examiner, Appeals Board).

Monday, July 23, 2018

IN SUMMARY

There are not many scenic roads in this part of Howard County. We need to look out for them. Scenic roads need to be protected from bad development site plans and should not seek out the maximum density proposed by default.

I ask that the Council make the playing field even with respect to development on Scenic Roads. Right now it's not. Please amend the requirements for new development on scenic roads and favor the preservation of this diminishing natural resource before it's too late.

Scenic roads allow for a natural open space and provide a balance between nature and where people live. It is the right thing to do. We should never be in a position to compromise such resources.

Sincerely,

Paul Marzin
4450 Ilchester Road
Ellicott City, MD 21043



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Joshua Greenfeld, have been duly authorized by
(name of individual)

MBIA to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB58 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: Joshua Greenfeld

Signature: Joshua Greenfeld

Date: 7/23/18

Organization: MBIA

Organization Address: 11825 W Market Place

Chair/President: Lori Graf, CEO

CB-58, 2018

Council Members,

We would like to see CB-58,2018 not passed or an amendment to exempt any “Ag Assessed property” from the requirements of this bill.

We, the “Ag Assessed properties” are the reason the road is scenic to start with. Some “Ag Assessed properties” are already subject to go before the Agricultural Preservation Board at a county and some at a state level, for the placement of lots and houses, and any “Ag Assessed property” could be handled the same way. It would be redundant to do both. If the regulations of this bill are put upon the Ag Properties, we will be required to lose even more productive farmland than is necessary, simply to build a house on a “Child Lot” or to sell an “Unrestricted Lot” in Ag Pres, as well as any “Ag Assessed Property” simply wanting to subdivide off a lot for themselves. This is why we feel the need to be exempted from this legislation.

Thank You, Howie Feaga, President of Ho. Co. Farm Bureau



HOWARD COUNTY COUNCIL
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I, Howie Fraga, have been duly authorized by
(name of individual)

Howard County Farm Bureau to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB-58 to express the organization's
(bill or resolution number)

support for / opposition to request to amend this legislation.
(Please circle one.)

Printed Name: Howie Fraga

Signature: Howie Fraga

Date: July 16, 2018

Organization: Ho Co Farm Bureau

Organization Address: Po Box 282

Glendora, MD. 21737

Chair/President: Howie Fraga

July 23, 2018

Lisa Markovitz

President, The People's Voice Ellicott City

CB – 58 support

Thank you for your attention to preserving scenic roads. I have often attended Planning Board hearings, where various types of decisions are made in a quasi-judicial way, where they can only consider the criteria in the law, and are limited to that criteria alone, such as for development near scenic roads. Adding to the criteria is an important preservation improvement, especially by adding traffic issues.

I have heard concerns expressed about the implementation of these new restrictions regarding grandfathering. Some say the new restrictions should allow the grandfathering of projects already in the pipeline, and have these new restrictions not apply to those. Laws apply to projects that don't have a shovel in the ground so to speak, unless otherwise noted, such as stating the new rules apply only to certain projects as of a certain date. I am pleased to NOT see such provisions in this legislation, especially with regard to projects that have only just begun the years long process of development.

There is plenty of time in early phases of the process to make adjustments to protect our rare environmentally sensitive projected areas. The word "practicable" in the Bill provides enough protection to current projects that exemptions need not be considered.



**HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
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I, Lisa Markowitz, have been duly authorized by
(name of individual)

The People's Voice, LLC to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB 58-2018 to express the organization's
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(Please circle one.)

Printed Name: Lisa Markowitz

Signature: [Handwritten Signature]

Date: 7/23/18

Organization: The People's Voice, LLC

Organization Address: 3209 Corporate Ct

Ellicott City MD 21042

Number of Members: 2182

Name of Chair/President: Lisa Markowitz, President

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