



Howard County Council

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Liz Walsh, Chair
District 1
Opel Jones, Vice Chair
District 2
Christiana Rigby
District 3
Deb Jung
District 4
David Yungmann
District 5

Minutes - Approved

Legislative Work Session
Friday, November 22, 2024
Hybrid Meeting (Virtual and In-Person Meeting)
Video Streamed on <https://cc.howardcountymd.gov/watch-us>
9:30 a.m.

The Work Session was called to order at 9:39 am.

Council Members Present: Deb Jung, Liz Walsh, Opel Jones (virtual), Christiana Rigby, David Yungmann,

Staff Present: Theo Wimberly, Administrative Manager; Isaiah Anderson, Executive Assistant; Trish Hammond, Administrative Support; Nick Rinehart, Legislative Analyst; Jim Almon, Legislative Analyst; Gary Kuc, County Solicitor; Amanda Mihill, Office of Law; Lisa Geerman, Acting County Auditor.

Agenda

CB62-2024 (ZRA 208)

Chris DeCarlo, attorney with Rosenberg Martin, was present on behalf of Demirel Plaza LLC for the discussion of this Zoning Regulation Amendment. Mr. DeCarlo gave an overview of the intent of the legislation, and stated the intended use is for a prospective commercial school tenant to lease space in the existing center.

There was general discussion about the Office Transition (OT) zoning district; use of commercial schools in various zoning districts; parking requirements for OT zoning district; status of age-restricted adult housing; opposition for the commercial school use or the age-restricted units; potential impact on other OT zoned properties; and various definitions of types of school uses.

Council requested follow-up:

- *Ms. Walsh requested follow-up from the Department of Planning and Zoning staff on whether the impervious surface criteria is met for the four original approved buildings. Lynda Eisenberg, DPZ Director, confirmed her staff will follow up.*
- *Ms. Walsh requested from OOL clarification as to whether this ZRA would be considered "spot zoning".*

CB63-2024 (ZRA 209)

Eddie Lichter and Tom Coale were present on behalf of the Weinman Company to answered questions on the Zoning Regulation Amendment, which would allow indoor Self-Storage as a permitted use, allow for reduction of retail square footage, and residential uses in the CAC zoning district.

There was general discussion about the required disclosure rules, Council concerns with impacts to other CAC zoned properties along Route 1, conflicts with the General Plan, impacts to surrounding residential properties, open space requirements, difference in types of self-storage, and general questions about the specifics of the proposed self-storage facility.

Council requested follow-up:

- *Ms. Walsh questioned if other members of the Council would be receptive to amending the legislation to possibly eliminate the proposed commercial use. Discussion amongst Council members ensued and they were advised of amendment pre-file deadline.*

CB61-2024 Inspector General Establishment

Chair Jung opened the discussion by thanking the residents who voted for the Charter Amendment to establish the Office of an Inspector General. She stated the County Executive's office has requested amendments, and Ms. Rigby has proposed amendments as well.

Brandee Ganz, Chief Administrative Officer, Anju Bennett, Human Resources Administrator, and Jennifer Sager, Legislative Coordinator, were present to discuss the Office of Inspector General legislation and the County Executive's proposed amendments. There was general discussion regarding the authority of the IG Advisory Board; appointment of the Advisory Board; qualifications of the IG; and various technical changes.

David McClintock, external advisor to the Council on the IG Bill, was also present for the discussion.

Mr. McClintock expressed concerns about the requested amendment regarding outside legal counsel versus the OIG soliciting their own counsel. He explained the need to separate oversight and operation of the OIG.

Ms. Rigby reviewed her proposed amendments in a red-lined document distributed to all meeting participants. General discussion ensued amongst the meeting participants about the proposed amendments.

Meeting adjourned at 12:23 p.m.

Legislative Work Session - Participants
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CB62-2024 (ZRA 208)

Demirel Plaza LLC - Christopher DeCarlo (attorney)
Lynda Eisenberg, DPZ
Geoff Goins, DPZ
Jessica Bellah, DPZ

CB63-2024 (ZRA 209)

The Weinman Company – Eddie Lichter
Tom Coale (attorney)
Lynda Eisenberg, DPZ
Geoff Goins, DPZ
Jessica Bellah, DPZ

CB61-2024

David McClintock
Brandee Ganz
Anju Bennett
Jennifer Sager