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Dear Friends of Harford County,

My wife and I are running for office for two reasons:

1. We have been abused by the county as the zoning department refused to enforce their own zoning requirements and allowed Jones Subaru to:
 - a. Redevelop the former Hinder lot in an unsupervised manner
 - b. Expand their car lot by a factor of 3 without permits
 - c. Put down black asphalt paving on that lot without any run off planning, best practices, or thought to the impact to our valuable and at-risk watershed area – the Winters Run
 - d. Erect stadium lighting in our back yard that stayed lit all night and that forced the loss of our bat community and created a health risk for us and our neighbors
 - e. Remove all the trees in our buffer area which left us exposed to this lighting.

We had a costly two-year fight with Jones Subaru, Baltimore Gas and Electric and the Harford County Zoning department at an incredible cost to us to get them to do what they should done with one phone call.

To add insult to injury, we found out that our attorney’s brother had a high position on the permits department which created a conflict of interest

It is time to break up the good old boy network.

2. President Trump unveiled his plan to cut the EPA program by 90%. For succinctness please see this page: <https://www.nytimes.com/interactive/2017/10/05/climate/trump-environment-rules-reversed.html>

Donna plans to address zoning at the state level while I take care of zoning issues at a local level.

County Council

1. What improvements are needed for your district?

Answer:

I have a personal interest that the homes in my area be designated as S3 and be hooked to the public septic lines as promised.

My focus is to ensure that existing communities that want to hook to public sewer lines get preferential treatment to new home developments and to new business.

I would also like to ensure that a business bordering on a residential area not be allowed to build extreme lighting that impacts their neighbors.

I would also fight to prevent any business from using a grandfather clause to bypass the use of permits. Nor should they be allowed to bypass rules and regulations that all other businesses are required to follow.

I would add terminology that ensures that businesses and builders follow best practices when dealing with the environment.

It is a best environmental practice to provide public sewage in environmentally sensitive communities. These communities should not have to fight for those hookups.

We should have additional home grants to assist with this expensive conversion.

2. What legislation do you plan to introduce for your district? For the County? If you are an incumbent, what legislation have you introduced?

Answer:

I would introduce legislation to identify environmentally friendly best practices for commercial and road construction.

I would like to add these best practices to the unified code list and hire additional inspectors to ensure these best practices are followed.

I would support the introduction of a new water run off tax to replace what was later known as the rain tax. Hogan's first action in office was to make fun of and then repeal this tax.

This tax should have been named the field water runoff tax. It can also be called the chicken poop tax.

I would like to add the study of the science of climate change to school curriculum.

3. How would you include or engage more people to provide input to the Council's decisions?

Answer:

I would encourage people to speak by: thanking them for their comments as public speaking is one of the most difficult tasks for us all.

Currently, these meetings are videotaped and recorded which allows access to those who cannot attend the meeting.

In this video, I would create a statement, for example, please let us know what matters to you. Please let us know by going to this Facebook page, or emailing us.....

In addition, I would encourage that people wishing to speak fill out a template to assist them in formulating their thoughts and their presentation.

This would not be required but suggested.

I would also urge residents to complete a form identifying what they are going to speak about and to provide to the committee one week ahead of the meeting.

I would then assign the representative from that district, to investigate the issue being raised by their resident member to see if that issue can be resolved in advance.

The template would look like this:

I estimate that I need this amount of time to speak:

Hi, my name is:

I am here to speak about this issue:

My concern is this:

Here is some additional background:

Here are several options:

Option 1

Advantages:

-
-

Disadvantages:

-
-

Option 1

Advantages:

-
-

Disadvantages:

-
-

Recommendation:

I would experiment with the time limit.

I would suggest that anyone needing more than 3 to 5 minutes to discuss their topic would be required to fill out the template above and provide it to the committee one week in advance.

I am concerned that if time restrictions are removed, speakers can come to the podium and monopolize the meeting with unimportant topics. My plan above would result in better listening, better formulated presentations, and would allow us to discern when a topic should not get all the time requested.

I believe this practice would provide a more civil process with less emotion.

I think we should make meetings easier to follow. The last several meetings I attended, bills that were in front of a speaker and the council members were reviewed while the rest of us did not have a clue as to what was being covered.

I would suggest that whatever bills they are reviewing be shown on the three screens that are available during the meeting.

4. Would you be willing to explain your voting decisions on the dais for each bill you vote upon?

Answer:

Yes Definitely

5. Would you support better ways to provide the public with user-friendly notification of decisions by DAC and the Zoning Board of Appeals? If so, how?

Answer:

These decisions should be published and housed on the Harford County Council Website for all to view.

I would also suggest that DAC and zoning meetings be televised and recorded.

6. Would you vote in favor of term limits for County Council members? Explain.

Answer:

I would vote that a member be allowed to serve a maximum of two terms in any one position.

7. How do you propose to solve the County's traffic problems in your district?

Answer:

There is a great deal of congestion in Fallston and Bel Air and this congestion continues to grow now that we are permitting new denser home lots including apartments be built throughout Fallston and other areas of Harford County.

Infrastructure should be planned before the first hole is dug.

This infrastructure includes wider roads, traffic lights, etc.

I would suggest that there should be traffic impact analysis done on all new construction. If this has been done, I would fire whoever has done it up to now and get new analysts as it is obvious that were not effectively conducted with some of the recent construction.

The plan should never be let's build now and plan later. It feels that it is that way.

8. What parts of the zoning code do you feel need to be changed?

Answer:

I will be a public servant. I am running for county council President, I hope to hear the ideas from the county council members and their constituents and embrace those ideas.

I suggest when those of us who are Harford County transplants, moved into our area, we purchased homes in the area with an understanding about the rules and the plans for that area.

We should stick to those understandings.

I am fine with growth if growth is needed but it needs to be discussed with the residents.

In my area of Fallston, Benson and Pleasantville we were told that our entire area would stay rural and we would never see apartments or townhomes built in our area. Well guess what?

It robbed us of our country-like setting and forced us to live in an urban area that was not of our choosing.

I feel that there should be more transparency when it comes to zoning. I cannot emphasize this enough.

9. Do you feel it's time for noise and lighting legislation in Harford County?

Answer:

Definitely. I have been impacted by excessive lighting which required that my neighbors and I sue Jones Subaru. They tore down trees, expanded the car lot by a factor of three and then put up stadium lighting that a professional lighting engineer said exceeded the lighting of 4 football/baseball stadiums.

We fought Jones, BG&E and Harford County Zoning for 2 years and it cost us \$60k. No one should be bullied and forced to spend money to protect their properties and their health.

Jones was forced to remove several their lights and subdued the glare from the lighting that remained. But, we still get some glare from their lights and the lights of neighboring businesses.

Please drive by their business at night and tell us what you think.

There should be some type of meter that can be used and pointed at lighting to help identify problem areas.

I can name several right now.

In addition, whenever sewage lines are laid, or other construction is conducted, it seems to star early in the morning before 6 a.m., this is objectionable, a health risk, and maddening. Who allows this?

I feel like I have no one I can call.

10. Do you approve of General Industrial (GI) zoning adjacent to residential communities or within a Village District? If your answer is 'No', how do you reconcile your disapproval with HarfordNEXT and recent Comprehensive Zoning Review decisions?

Answer:

No. I do not approve of this. Our history clearly speaks to the abuse that can occur when a powerful business with much influence gets to do whatever they want.

In places where businesses currently exist next to residential homes, the residential homes should automatically get sewage (otherwise perk tests can be conducted and possibly failed for the benefit of the business) and strict noise and lighting rules should be enacted to ensure the residential community is not impacted by the business.

Any legal costs that need to be spent to defend the rights of the homeowners should be paid by that business and should be supported by the zoning department.

11. Do you agree with the reduction in the number of County inspections on construction sites when only 34 percent of contractors are in compliance with the Erosion and Sedimentation Control Ordinance?

Answer:

Hell No. I do not agree. There should be an increase in the number of County inspections. Period.

I already indicated that we should increase the number of inspectors and we should expand what they check as we build a list of conservation best practices that is added to their checklist.

In Conclusion:

My wife and I worked on this response together. She will not be forwarding her friends of Harford Questionnaire as it would be redundant. This will be our submittal for Bud Hines and Donna Hines as a team.

We are a unified team fighting for the welfare of Harford County and the future of the citizens to come.