

FOH's Scorecard of How Your Council Representative Voted on Land Use Legislation

Bill 19-016 - Multiple Zoning Code changes						
Sponsor: Council President Vincenti for County Executive Glassman						
Definition Additions: CLUBS: <u>CLUB, NON-PROFIT</u> – A social, civic service or fraternal association or corporation which is organized as a non-profit organization and operated exclusively for educational, social, civic, fraternal, patriotic or athletic purposes. <u>CLUB, PRIVATE</u> – A social, civic service or fraternal association or corporation which is organized as a for profit organization for educational, social, civic, fraternal, patriotic or athletic purposes. <u>CLUB, RECREATIONAL</u> – A yacht or boat club, country club, golf club, swim club or tennis club or other similar use and may be organized as a for profit or non-profit organization. recreational clubs shall not be open to the general public at any time.						
FOH Opinion: FOH Opinion: OPPOSE - Bill defines three types of Clubs: Nonprofit, Private (For-Profit), and Recreational (For-Profit and Non-Profit, members only). Reasons for separating Non-Profit from Private are unknown, since impacts on neighbors may be the same for both; Zoning Districts are different in Use Classification so further definition is required. More Information.						
Date: 5/7/19 Public Hearing: 6/4/19 6:00 pm Date of Vote:						
Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah

Bill 19-016 - Multiple Zoning Code changes						
Sponsor: Council President Vincenti for County Executive Glassman						
Outdoor dining area. Removes limit of less than 30% of indoor dining area or 12 seats. (Also included in Yard section of code.)						
FOH Opinion: ACCEPT Reasonable change to remove restrictions. More Information.						
Date: 5/7/19 Public Hearing: 6/4/19 6:00 pm Date of Vote:						
Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah

Bill 19-016 - Multiple Zoning Code changes						
Sponsor: Council President Vincenti for County Executive Glassman						
Adds permitted use of "one single" panhandle lot in GI classification.						
FOH Opinion: OPPOSE Interpreted as change based on one property request. As written only one single panhandle lot may be allowed in the entire GI district classification. A variance should be required so as not to appear to favor a particular development or impact future re-zoning of properties. More Information.						
Date: 5/7/19 Public Hearing: 6/4/19 6:30 pm Date of Vote:						
Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah

Bill 19-016 - Multiple Zoning Code changes						
Sponsor: Council President Vincenti for County Executive Glassman						
Signs: Maximum height may be changed from 20' above road to 30'. Changes measurement from base of the sign to height of the road bed.						
FOH Opinion: OPPOSE. Established zoning laws regarding required modifications based on unreasonable hardship or topography already addressed with Variance requests per Harford County Code 267-11. Variance may be applied for as in the past. The variance process allows the community and adjacent property owners the ability to provide feedback on the impacts for any proposed signage. More Information.						
Date: 5/7/19 Public Hearing: 6/4/19 6:30 pm Date of Vote:						
Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah

Bill 19-016 - Multiple Zoning Code changes						
Sponsor: Council President Vincenti for County Executive Glassman						
Signs continued. Adds permitted Two Directional signs in B1, B2 and B3 districts within 1,000 feet for each commercial structure. Sign height changed to 10' above "nearest public" road grade.						
FOH Opinion: OPPOSE There is no definition of a Commercial Structure. Road grades can be misinterpreted. Established zoning laws regarding required modifications based on unreasonable hardship or topography already addressed with Variance requests per Harford County Code 267-11. Variance may be applied for as in the past. A public hearing allows citizen input as to placement and height of each individual development which might impact community.. More Information.						
Date: 5/7/19 Public Hearing: 6/4/19 6:30 pm Date of Vote:						
Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah

Bill 19-016 - Multiple Zoning Code changes						
Sponsor: Council President Vincenti for County Executive Glassman						
Mixed Office: Eliminates design standard on MO buildings to allow wood, vinyl or aluminum siding .						
FOH Opinion: OPPOSE The original use for Mixed Office needs to be restored or changed by definition to identify primary permitted use in that district. The design standards do not support the MO District use and the goals of the Development Envelope concept. The proposed design standards are more suitable for residential living than corporate office. More Information.						
Date: 5/7/19 Public Hearing: 6/4/19 6:30 pm Date of Vote:						
Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah

Bill 19-016 - Multiple Zoning Code changes						
Sponsor: Council President Vincenti for County Executive Glassman						
Clubs: Changes language in Special Exception -Amusements "Country clubs, golf clubs, tennis and swim clubs" to Club, Recreational. Clubs: Changes language in Special Exception - Institutional "Civic service clubs and fraternal organizations" to Club, Non-Profit.						
FOH Opinion: OPPOSE - Definitions for Club Non-profit and Club, Private are identical but Use Classification for Permitted are different. Both have the same impacts on neighbors. Until further definition the change in permitted use in Zoning Districts should not be approved. More Information.						
Date: 5/7/19 Public Hearing: 6/4/19 6:30 pm Date of Vote:						
Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah

Resolution 007-19						
Sponsor: Council president for Glassman Administration						
FOH Opinion: This resolution allows for grants and tax incentives to be given to two developments. Expands the Enterprise Zone by 337 acres of which the Abingdon Business Park comprises 326.47 acres. This plan is opposed by many citizens and is located in a forested wetland. FOH believes the County should not support this development by promoting tax incentives for it. More Information						
Date: 3/5/19 Public Hearing: 4/2/19 6:00 pm Date of Vote: 4/9/19						
Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah
Y	N	Y	Y	Y	Y	Y

Bill: 18-036: Intermittent Streams- Changing County definitions to those of the Army Corps of Engineers.

County = Surface waters in a bed that flow at least once a year/Army =

County = must have 2 of these characteristics:

- a.) Defined or distinct channel/ Army =
- b.) County = hydric soils or wetlands within or adjacent to channel/ Army=
- c.) County = Hydraulically sorted sediments / Army =
- d.) County = Removal of vegetative litter / Army =
- e.) County = Loosely rooted vegetation by the action of moving water /Army =

County definition of Perennial Stream of one containing water throughout the year of average rainfall to/
Army = Accepted investigation methods which include:

[More Information](#)

Sponsor: Council president for Glassman Administration

FOH Opinion: The County must identify the Army Corp of Engineers document/criteria used to define new standards of Intermittent Streams. The undefined criteria prohibits citizens evaluation of the Zoning Code and impacts of legislation on their property. We do not support bill as written.

Date: 9/4/18 Public Hearing: 10/2/18, 6:00 pm Date of Vote: 10/7/18

Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah
Y	N	Y	Y	N	Y	Y

Bill: 18-035: Change location of Riding Stables from not being located within 200 ' of residential property to being allowed within 50' of residential property. [More Information](#)

Sponsor: Council president for Glassman Administration

FOH Opinion: Quality of life is negatively impacted: noise and odor not compatible with residential zoning/buffering. FOH opposes this reduction. Commercial stables are not a Permitted Use in AG; if they were, they would only need 50' separation. But commercial stables are a Special Development (SD) and also a Special Exception (SE), and both SD and SE require 200' separation.

Date: 9/4/18 Public Hearing: 10/2/18, 6:00 pm Date of Vote: 10/7/18

Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah
Y	N	Y	Y	Y	Y	Y

Bill: 18-034: Magnolia Overlay Neighborhood District (MNOD) Bill will allow property owners with 20 acres or more within MNOD boundaries to opt out of MNOD requirements and build according to the zoning standards of the underlying property District.

[More Information](#)

Sponsor: Council president for Glassman Administration

FOH Opinion: We do not support undermining this zoning category. It is bad precedence to allow choice in a zoning category. Special exceptions and variances may be applied for which allows for public participation. This overlay has no provisions for this. Passage of this bill will allow the owner or his agent to make this decision for change with no oversight.

Date: 9/4/18 Public Hearing: 10/2/18, 6:00 pm Date of Vote: 10/7/18

Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah
Y	N	Y	Y	Y	Y	Y

Bill: 18-033: Mixed Office (1) change impervious surface from required maximum 75% to limited to 75%
(2) at least 15% of uses shall be other than retail or residential but shall include service uses
(3) residential uses will change from 45% allowed as "floor space" to 45% allowed in the overall project
[More Information](#)

Sponsor: Council president for Glassman Administration

FOH Opinion: (1) This language is unclear and should be changed to: 25% of all parcels shall be pervious.
(2) FOH wants the language to remain the same and to not change to suggested wording.
(3) removing "floor space" to generic "overall project" could include open space, parking lots etc. Recommend no change in this language.

Sponsor: Council president for Glassman Administration

Date: 9/4/18 Public Hearing: 10/2/18, 6:00 pm Date of Vote: 10/7/18

Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah
Y	Y	Y	Y	Y	Y	Y

Bill: 17-022: Allow Restaurants (excluding drive through) in Village Business as a permitted use. Change from Special Exception requirement. [More Information](#)

Sponsor: District D Councilman Chad Shrodes.

Date: 12/5/17 Public Hearing: 1/2/18 Date of Vote: WITHDRAWN 1/9/18

FOH's Scorecard of How Your Council Representative Voted on Land Use Legislation

Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah

Bill: 17-018: To add Cell Tower placement to include R3, R4, R0 and B2 Districts as Special Exception
[More Information](#)

Sponsor: District A Councilman Mike Perrone

Amendments: Added by Perrone to include setbacks of 125% of tower height.

Date: 10/3/17 Public Hearing: 11/7/17 Date of Vote: 11/14/17 Date of Amendment Vote 11/14/17

Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah
Y	Y	Absent	Y	Y	Y	Y

Bill: 17-014: To change definition of grading unit to be any size. To extend erosion and sediment control plan approval length from 2 to 3 years before expiration. To remove requirement that every active site be inspected for compliance with erosion and sediment control every 2 weeks on average. [More Information](#)

Sponsor: Council president for Glassman Administration, 2nd by Pat Vincenti

FOH Opinion: Inspection should be maintained at 2 week intervals. "In 2015, an independent survey revealed only 44% of construction sites in Harford met sediment control requirements with current inspection rates."

Date: 8/15/17 Public Hearing: 9/19/17 Date of Vote:

Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah
Y	N	Absent	Y	Y	Y	Y

Bill: 17-013: Department of Planning & Zoning is to cede its duties to Department of Health by allowing them to decide if the septic reserve can be built:

1. in a 100-year flood plain
2. On a slope greater than 20%
3. To install a driveway over it
4. To install a swimming pool over it (or in it - no difference made between above ground and in-ground)
5. To place permanent building structures on it
6. To allow any permanent structure on it [More Information](#)

Sponsor: Councilman District B, Joe Woods, 2nd by Curtis Beulah

FOH Opinion: UNLESS A PRIOR WAIVER IS ISSUED BY THE HEALTH DEPARTMENT and the property is eligible to receive public sewer within ten years, no portion of a private waste disposal system [will] shall be covered by driveways, swimming pools, building additions or any other [permanent structures] impervious surfaces, except that sewer lines of approved materials may be placed under driveways WITHOUT A WAIVER.

Date: 8/15/17		Public Hearing: 9/19/17		Date of Vote:		
Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah
Y	Y	Absent	Y	N	Y	Y

Bill: 17-008: Comprehensive Zoning Review - changes public notice for public hearing to one (1) County-wide newspaper instead of two (2) newspapers. "Public notice shall also include posting on an official site that is accessible to the public." [More Information](#)

Sponsor: Council president Richard Slutzky

FOH Opinion: FOH requested an amendment so that the Comprehensive Zoning information to be provided in paper form at select locations -- including the Director of Planning's final recommendations for zoning, and the comments/recommendations of the Planning Advisory Board -- would also be posted on the County's website for the convenience of the public. County Council members unanimously supported our request.

Amendment #1 : Sponsors: Vincenti, Beulah, Slutzky, McMahan and Shrodes. To add to the bill, ""posted on the County's official website."

Date: 5/2/17		Public Hearing: 6/6/17		Date of Amendment: 6/13/17		Date of Vote: 6/13/17
Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah
Y	Y	Y	Y	Y	Y	Y

Bill: 17-005: A one-time AG Preservation cash incentive to properties located within the " Agricultural Preservation Incentive Area of the County as set forth in the 2017 Agricultural Preservation Incentive Map". This does not affect points system or ranking for preservation. [More Information](#) [Map](#)

Sponsor: Council president for Glassman Administration

FOH Opinion: Map itself is not included in the bill . Photo as provided by FOH is for reference only. No dollar amount nor explanation of how lands will be chosen are provided in this bill.

Date: 3/21/17		Public Hearing: 4/18/17		Date of Vote: 5/2/17		
Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah
Y	N	Y	Y	Y	Y	Y

Bill: 17-004: Zoning Code changes to Section 267-4 Definitions - Basement Change "A story" to an area of structure. This essentially removes a basement as a story and calls it an area, e.g., a 4-story building with a basement is now 4 stories plus a basement as opposed to prior definition where 3 stories included a basement as the 4th story. [More Information](#)

Sponsor: Council president for Glassman Administration

FOH Opinion:

Public Hearing:

Date: 2/14/17		Public Hearing: 3/14/17		Date of Vote: 4/4/17		
Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah

Y	Y	Y	Y	N	Y	Y
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Bill: 17-004: Zoning Code changes to Section 267-24 Fences. Allows fence installed in front yard on a double frontage lot up to 6 feet in height. Allows fence installed in front yard along an arterial road up to 6 feet in height with approval of DPW or SHA. More Information						
Sponsor: Council president for Glassman Administration						
FOH Opinion:						
Public Hearing:						
Date: 2/14/17 Public Hearing: 3/14/17 Date of Vote: 4/4/17						
Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah
Y	Y	Y	Y	N	Y	Y

Bill: 17-004: Zoning Code changes to Section 267-26 Off Street parking. Group parking for institutional parks with no permanent structures may utilize grass parking with approval of Directors of DPW and P&Z. More Information						
Sponsor: Council president for Glassman Administration						
FOH Opinion:						
Public Hearing:						
Date: 2/14/17 Public Hearing: 3/14/17 Date of Vote: 4/4/17						
Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah
Y	Y	Y	Y	N	Y	Y

Bill: 17-004: Zoning Code changes to Section 267-28 Temporary Uses 1.) Allows Cottage Housing where lot owner or relative has a medical need (was disability). 2.) Changes disability to medical need and requires physicians' statement. 3.) Removes added physician statement requirements for 2 year reports. 4.) Requires birth certificate or drivers license of lot owner documenting age if cottage housing is based on age. 5.) Removes 2 year reporting for age. 6.) Removes due date requirements as cause to nullify and void zoning certificate. More Information						
Sponsor: Council president for Glassman Administration						
FOH Opinion:						
Public Hearing:						
Date: 2/14/17 Public Hearing: 3/14/17 Date of Vote: 4/4/17						
Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah

Y	Y	Y	Y	N	Y	Y
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Bill: 17-004: Zoning Code changes to Section 267-33 Signs 1.) Electronic signs adds they will be permitted in B1, B2, B3, CI, LI and GI. 2.) Changes word no "more" than 20 feet from right-of-way to No "less" than 20 feet from right-of-way for freestanding sign placement perpendicular to the road in RO and VB. More Information						
Sponsor: Council president for Glassman Administration						
FOH Opinion:						
Public Hearing:						
Date: 2/14/17 Public Hearing: 3/14/17 Date of Vote: 4/4/17						
Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah
Y	Y	Y	Y	N	Y	Y

Bill: 17-004: Zoning Code changes to Section 267-73 Agriculture /commercial 1.) Changes wording from Retail to Retail Trade. 2.) Adds Auction houses - animal and AG related products or non-AG related as a permitted use when A.) Limited to 2 sales a month B.) Adequate on-site parking C.) Outside sales or storage minimum 100 feet from lot line D.) Sale items stored outside no more than 30 days. More Information						
Sponsor: Council president for Glassman Administration						
FOH Opinion: Remove non-AG related						
Public Hearing:						
Date: 2/14/17 Public Hearing: 3/14/17 Date of Vote: 4/4/17						
Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah
Y	Y	Y	Y	N	Y	Y

Bill: 17-004: Zoning Code changes to Section 267-82 Housing for the Elderly 1.) Changes height allowance from 50 feet for mid-rise apartment to 4 stories in R2 2.) Changes height in R3, R4 and CI to 5 stories from 60 feet More Information						
Sponsor: Council president for Glassman Administration						
FOH Opinion:						
Public Hearing:						
Date: 2/14/17 Public Hearing: 3/14/17 Date of Vote: 4/4/17						
Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah
Y	Y	Y	Y	N	Y	Y

Bill: 17-004: Zoning Code changes to Section 267-88 Special Exceptions for Institutional uses. Adds CI and removes LI as a special exception use for Schools, colleges and universities. These are permitted in LI as a right. More Information						
Sponsor: Council president for Glassman Administration						
FOH Opinion:						
Public Hearing:						
Date: 2/14/17 Public Hearing: 3/14/17 Date of Vote: 4/14/17						
Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah
Y	Y	Y	Y	N	Y	Y

Bill: 17-004: Zoning Code changes to Section 267-109 Historic Landmark Provisions Changes time limit for nomination determination from 45 to 90 days Section 267-110 Establishment of landmarks - changes notice and hearing to be held within 14 days of posting from 45 to 60 days. 267-116 Determination by Commission - changes time requirement from 45 to 90 days in which the Historic Preservation Committee reviews and recommends approval or denial to P&Z More Information						
Sponsor: Council president for Glassman Administration						
FOH Opinion:						
Public Hearing:						
Date: 2/14/17 Public Hearing: 3/14/17 Date of Vote: 4/4/17						
Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah
Y	Y	Y	Y	N	Y	Y

Bill: 17-003: Sewage Disposal Systems Private - Emergency legislation to remove Best Available Technology (BAT) from all lots pre-recorded prior to 9/1/14 and any new recorded lot. More Information						
Sponsor: Chad Shrodes						
FOH Opinion:						
Public Hearing:						
Date: 1/17/17 Public Hearing: 2/21/17 Date of Vote: 3/7/17						
Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah

Bill: 17-002: Zoning change LI, to permit Commercial amusement and recreation as a right. Uses are arcades, bowling alleys, martial arts and schools, miniature golf, pool halls, skating rinks, tennis and racquetball clubs, etc. [More information](#)

Sponsor: Curtis Beulah

FOH Opinion: Instead of use which is permitted, this should be a Special Exception with ample notice to neighbors and the ability to request certain conditions of use. Also suggest activities be entirely indoors.

Public Hearing:

Date: 1/10/17 Public Hearing: 2/14/17 Date of Vote: 2/21/17

Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah
Yes	Yes	Yes	Yes	Yes	Yes	Yes

Bill: 16-029: Magnolia Overlay District - Create an "overlay" over existing R1 zoning in the Magnolia area of Joppa in District A. Flexible zoning and design standards will apply. [More information](#)

Sponsor: Council president for Glassman Administration

FOH Opinion: None

Public Hearing: Eleven speakers, most in support but request additional protection for wetlands and direct access to Route 40.

Date: 11/1/16 Public Hearing: 12/6/16 Date of Vote: 12/13/16

Amendments: (22) #1 - 8 by Administration to correct language – 6 for, 1 absent
9 - 12 by Shrodes to add "shall" to strengthen language – 6 for, 1 absent
13 - 22 by Perrone (District A) to add further road and wetland protection, add shall to strengthen design standard and increase open space. No second.

Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah
Yes	No	Absent	Yes	Yes	Yes	Yes

Bill: 16-023: President of County Council to receive \$47,000 salary (was \$34,000) as of July 1, 2019. Other Council members to receive \$43,500 (was \$31,000) as of July 1, 2019. Raise will be tied to CPI only in those years classified employees receive a raise. [More Information](#)

Sponsor: Councilman McMahan

FOH Opinion: Considering County's current financial status, FOH recommends a NO vote.

Public Hearing: 9 speakers opposed, 1 in favor, 1 in favor but said this was too much.

Date: 9/13/16 Public Hearing: 10/11/16 Date of Vote: 11/1/16

Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah
Yes	No	Yes	Yes	Yes	Yes	Yes

Bill: 16-022: Comprehensive Zoning Initiation. Normal application process for individual zoning reclassification will be suspended to allow Comprehensive Zoning to begin. [More Information](#)

Sponsor: Council president for Glassman Administration

FOH Opinion:None

Public Hearing: No comment

Date: 9/13/16 Public Hearing: 9/20/16 Date of Vote: 10/4/16

Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah
Yes	Yes	Yes	Yes	Yes	Yes	Yes