

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

Bill 23-027 Zoning Change, B3 Use - Remove Apartments from B3 Districts						
Sponsors: Council President Vincenti for County Executive Cassilly						
Removes apartments as permitted uses in the B3 General Business District unless integrated into a plan for mixed use development. Bill information Amendments # 1 - #15 Allows Garden apartments (A building containing 4 or more dwelling units off a common entry and not more than 3 stories) as a Special Development within the Chesapeake Science and Security Corridor along Route 40. 7-0 Pass						
Date: 9/5/2023 Public Hearing: 10/2/2023 6:00pm Date of Vote: 11/7/2023 FOH Opinion: FOH supports removing residential development from the B3 General Business district. Business Districts (B1, B2, B3) are defined as “intended to provide sufficient and convenient locations for business uses that serve the needs of local neighborhoods and communities and the traveling public.” Residential districts (R1, R2, R3, R4) are zoned to accommodate a wide range of densities. The use of B3 for residential development will negatively impact the capacity of public facilities and services (schools, water, sewerage, roads, public safety services, fire, library) for the surrounding designated residential districts.						
Vincenti	Guthrie	Penman	Giangiordano	Reilly	Boyle-Tsottles	Bennett
Y	Y	Y	Y	Y	Y	Y

Bill 23-026	Zoning Warehouses
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Sponsors: Council President Vincenti for County Executive Cassilly

Adds definitions of “distribution and local delivery center”, “freight terminal” and “warehousing”; amends purpose of Light Industrial (LI) and General Industrial (GI) districts, adds general regulations and amendments to Zoning Code in which the defined uses impact.

Permitted Use Chart categorizes Warehouses and Distribution Centers by facility size with conditions.

Buildings up to 150,000 square feet permitted in CI, LI, GI Districts; max height 42', max building coverage, 40%, max impervious surface, 60% unless regulated by water source district requirements. Buildings 150,000 square feet up to 250,000 square feet additional conditions required: Minimum lot size 15 acres. Access points and various required areas for tractor trailers must be 250 feet from any dwelling

Adds Warehouses and Distribution Centers shall not exceed 50% of the Gross Floor Area within a project.

Adds regulations for Buffer Yards and Berm Requirements. Adds Other Requirements sections (7) (a) - (k) - covers several issues including but not limited to access points, idling restrictions and detailed description of use.

Amends Adequate Public Facility Standards (minimum acceptable level of service) of Nonresidential Development; approval of nonresidential development and site are subject to standards for sewerage, water and roads.

Amends Permitted Use Chart: Removes Freight Terminal from B3 and LI. Adds Warehousing, Distribution and Local Delivery less than or equal to 150,000 square feet as Permitted in VB, B3, CI, LI, GI Districts. Adds Warehousing, Distribution and Local Delivery greater than 150,000 square feet to less than or equal to 250,000 square feet as Permitted in CI, LI, GI Districts with special conditions.

[Bill Information](#)

Amendments with significant changes

9 - Change height from 42' to 36' in CI and 40' in LI and GI VOTE: 7-0 PASS

# 10 - Change total maximum building coverage from 40% to 55%	VOTE: 7-0	PASS
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11 - Change total maximum impervious surface from 60% to 85% VOTE: 7-0 PASS

12 - To require all roofs to be made solar ready condition VOTE 5-2 FAIL (Yes - Guthrie and Bennett)

# 19 - Adding Grandfathering provisions	VOTE: 7-0	PASS
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38 - To require a Special Exception for excess trip generation tied to per square footage in GI
NO SECOND FAIL

# 39 - Limits trip generation by formula for warehouses of 150,000 square feet (Yes - Giangiordano, Reilly and Bennett)	VOTE 3 -4	FAIL
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FOH Opinion: FoH supports definition clarification and regulations that reduce the impacts related to distribution, local delivery, freight terminals and warehousing. Limiting building size, special conditions and added regulations are necessary to balance economic growth with the costs of supporting necessary infrastructure. FoH has several recommendations for future regulations that can enhance this legislation which includes lighting and noise. FOH supports passing the legislation; it's a good starting point for protecting the quality of life for local communities.
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Date: 9/5/2023	Public Hearing: 10/2/2023 6:00pm	Date of Vote: 10/17/2023
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Vincenti	Guthrie	Penman	Giangiordano	Reilly	Boyle-Tsottles	Bennett
Y	Y	N	Y	Y	N	Y

Bill 23-025 - Warehouse Moratorium Extension-						
Sponsors: Council President Vincenti for County Executive Cassilly						
Adds 90 calendar days immediately following the expiration date of Bill 23-005. If adopted the moratorium (Bill 23-005) would end on November, 2023.						
Bill Information						
Amendments Sponsors: Councilmen Vincenti, Guthrie and Giangiordano Alters expiration to 45 days FoH Comment: 45 days may be enough time, but having already had legislation which the Council President refused to introduce, 90 days may be necessary (As he explained on the dais 7/20/23). Vote on Amendments						
Vincenti	Guthrie	Penman	Giangiordano	Reilly	Boyle-Tsottles	Bennett
Yes	Absent	Yes	Yes	No	Yes	No
FOH Comments: FoH believes this is a bill that is absolutely necessary to provide much needed time to research other County and State bills to include roads, buffers, design standards and water protection they have used. Vote on Bill: (ends moratorium on October 11, 2023)						
Vincenti	Guthrie	Penman	Giangiordano	Reilly	Boyle-Tsottles	Bennett
Yes	Absent	No	Yes	Yes	No	Yes

Bill 23-011 B3 Change in Use - Remove Apartments from B3 Districts						
Sponsors: Council President Vincenti for County Executive Cassilly						
Removes “garden apartments” and “high-rise apartments” as permitted uses in the B3 General Business District unless integrated into a plan for mixed use development.						
Date: 4/18/2023 Public Hearing: 5/16/2023 6:30pm Date of Vote: 6/20/2023 Bill Information						
Amendments: Sponsor: Councilman Penman to allow apartments in B3 if adjacent to any commercial or retail property exceeding 50,000 sq.ft.						
FOH Opinion: Opposes the amendments. Date of Vote for amendments: 6/13/2023						
Vincenti	Guthrie	Penman	Giangiordano	Reilly	Boyle-Tsottles	Bennett
Pass/Yes	Pass/No	Yes	No	No	Yes	No
Vote on Bill: FOH Opinion: FOH agrees with removal of dense residential development in the B3 business zoning when there is already dense zoning category for that use - R3 and R4 in the code. The definition of B3 in the Zoning Code is as follows: “The purpose of” the B3 General Business District “is to provide a wide range of retail, service and business uses serving local and countywide areas generally located along arterial roads”.						
Note: The Bill ultimately failed with Vincenti and Penman opting not to vote.						
Vincenti	Guthrie	Penman	Giangiordano	Reilly	Boyle-Tsottles	Bennett
Abstain	Absent	Abstain	Yes	Yes	No	Yes

Bill 23-006 Natural Resource District amendment						
Sponsors: County Council members Guthrie, Penman, Giangiordano and Boyle-Tsottles						
Reinstates ban on townhouses allowed in R1 district at any time. Amendment 4/4/2023 To increase percentage required to meet the NRD zoning bump up from 25% to 30% of the parcel. For more Bill information						
FOH Opinion: This is a good bill and we support it. Creeping amendments over the last 10 years have diluted the safeguards for using Natural Resource and “Fragile” Land. It’s time to realize more protection is needed, not less.						
Date: 2/14/2023 Public Hearing: 3/1/2023 6:30pm Date of Vote: 4/4/2023 on Bill as amended.						
Vincenti	Guthrie	Penman	Giangiordano	Reilly	Boyle-Tsottles	Bennett
Yes	Yes	Yes	Yes	Yes	Yes	Absent

Bill 23-005 Warehouse Moratorium						
Sponsor: Council President Vincenti for County Executive Cassilly						
<p>Creates a six-month moratorium on issuance of any approvals or permits for any development of any warehousing and wholesaling, processing, distribution and local delivery facilities on property zoned Village Business District - VB, General Business District - B3, Commercial Industrial District - CI, Light Industrial District - LI and General Industrial District - GI in Harford County so that Harford County Government can study and reconsider its zoning and development regulations with respect to such facilities. For more Bill Information</p> <p>Amendment: To reduce time for moratorium to 90 days.</p> <p>Amendment: This bill will not apply to development with “significant and visible” construction;</p> <p style="padding-left: 40px;">has received site plan approval prior to this bill;</p> <p style="padding-left: 40px;">Where these developments is an accessory use to the principal use;</p> <p style="padding-left: 40px;">Or is located in an existing Industrial Park</p>						
FOH Opinion: It is necessary to halt this type of development in order to take a hiatus to allow the County amend and improve on current definitions of this type of activity and the zoning districts where it is allowed. Forty years have elapsed since these definitions were written. Times have changed and modern times require modern definitions.						
Date: 2/14/2023 Public Hearing: 3/1/2023 6:00pm Date of Vote: 4/18/2023						
Vincenti	Guthrie	Penman	Giangiordano	Reilly	Boyle-Tsottles	Bennett
Yes	Yes	No	Yes	Yes	Yes	Yes

Bill 22-014 Zoning Code - Accessory Structures						
Sponsor: Councilman Chad Shrodes						
Provides that an accessory structure shall not exceed 50% of the total square footage of the primary structure or 1,000 square feet, whichever is greater; to provide that an accessory structure shall not exceed 50% of the total square footage of the primary structure or 2,500 square feet, whichever is greater, for properties greater than 5 acres in the AG District.						
More Information						
FOH Opinion: Allows for attached garages and other attachments not lived in to be counted which could substantially increase size of the accessory structure, but is still limited to 1,000' in residential and 2,500' in AG zoned districts (with minimum of 5 acres).						
Date: 5/10/2022 Public Hearing: 6/14/2022 6:00 pm				Date of Vote:		
6/21/2022						
Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah
Y	Y	Y	Y	Y	Y	Absent

Bills 22-011 , 22-012 and 22-013 Zoning Code - Chesapeake Bay Critical Are						
Sponsor: Council President Vincenti for County Executive Glassman						
These bills provide new and revised definitions of the Chesapeake Bay Critical Area Program and amends the various provisions for the program both in the Zoning Code and the Harford NEXT Master Plan. More Information						
FOH Opinion: FOH testified at the public hearing that these bills which total 514 pages are so complicated that a Public Meeting with large maps are needed to understand the bill. From testimony of well-informed citizens, it is obvious that the bill and its maps contain flaws. FOH notes that rarely if ever has a bill once passed been amended to correct any errors it contains. Therefore, we request the County Council shelve this bill, hold open meetings with large correct maps where the knowledgeable public may weigh in. The State of Maryland, proposing much of this legislation, does not have the intricate knowledge of our area and its waters as does its citizens. A one-hour meeting using tiny maps on computer screens where no citizens may ask questions about any part of the bill does not constitute good and transparent legislation.						
Date: 5/3/2022 Public Hearing: 6/7/2022 6:00 pm Date of Vote: 6/21/2022						
Vincenti	Johnson	Woods	Giangjordan o	Shrodes	Wagner	Beulah
Y	Y	Y	Y	Y	Y	Absent

Bill 22-008 Zoning Code - Entertainment Center added
Sponsors: Council President Vincenti for County Executive Glassman, Co-sponsor: Tony Giangliordano District C

Adds Entertainment Center to Zoning Code for indoor or outdoor amusement and can include amusement, recreation, social, retail, office and service uses.

- Will require a special exception for B2, B3, CI, LI, GI and MO
- 5 acre minimum lot size
- must have public water and sewer
- setback for residential - 100 feet
- setback for industrial in LI, CI and GI - 200 feet for existing petroleum
- Amusements may include: amusements, commercial amusement and recreation, gymnasium and health clubs, nightclubs, lounges, bars and taverns, private parties and receptions, indoor theaters, outdoor theaters, retail trade and services, brewery, micro, brewery, pub, distillery, limited, restaurants, restaurants, take-out, shoppers merchandise store, specialty shop, liquor store, personal service excluding tattoo parlors, professional services.
- ONE USE FROM THE AMUSEMENTS CLASSIFICATION ON THE PERMITTED USES CHART AS SET FORTH IN SUBSECTION ABOVE, AS WELL AS A MINIMUM OF 2 ADDITIONAL PERMITTED USES AS SET FORTH IN SUBSECTIONS [1] AND [2] ABOVE, SHALL BE OPERATIONAL AT ALL TIMES.

[More Information](#)

FOH Opinion:

Date: 4/19/2022 Public Hearing: 5/17/2022 6:45 pm
5/24/2022

Date of Vote:

Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah
Y	Y	A	Y	Y	Y	Y

Bill 22-006 Zoning Code - Cidery

Sponsors: Councilman Robert Wagner and Councilman Tony Giangiordano

Defines cidery as a facility that produces hard cider (alcoholic drinks made by fermenting the juice of fruit) on the premises. Site tours and "testing" are accepted. Cidery will be a permitted use in B2, B3, CI, and GI.

[More Information](#)

FOH Opinion: Good to include definition and zoning districts defined since this use is in existence. We note poorly crafted legislative writing.

Date: 4/5/2022 Public Hearing: 5/3/2022 7:00 pm

Date of Vote: 5/17/2022

Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah
Y	A	Y	A	Y	Y	Y

Bill 22-003 - Perryman Peninsula Moratorium

** UPDATE **

- Veto by Barry Glassman on 5/2/2022 [more information](#)
- County Council meeting where veto may be overridden was held 5/3/2022
- No vote was on the agenda set by Council President to overturn or support the veto.

FOH Opinion: Failure to submit the opportunity for individual Council members to support the moratorium again shows a lack of transparency in the local legislative process. 7 members voted to approve the moratorium and now not one of them were given the opportunity to speak to the public about the bill.

Date: 4/5/2022 Public Hearing: 5/3/2022 7:00 pm

Date of Vote: 4/19/22

Bill 22-003 Perryman Peninsula Moratorium

Sponsor: Councilman Curtis Beulah

- 150 Day Temporary moratorium on approval of site plans, and issuance of building permits for the construction of any new buildings or expansion of any existing commercial, industrial or residential within the boundaries of the Perryman Peninsula.

- A 15-member Perryman Peninsula Study Group shall be appointed by the County Council and will consist of: (2) County Council members, (1) representative of HC Sheriff's Office, (1) member of emergency services, (2) members with environmental expertise, (1) representative of HC Department of Planning & Zoning, (1) representative of HC Department of Inspections, Licensing and Permits, (1) representative of HC Department of Public Works, (2) residents of Perryman Peninsula, (3) representatives of the business community with at least (1) located on Perryman Peninsula.

- The study group shall study placement, construction, minimum acreage, maximum building size, any necessary restrictions, the impact on environmentally sensitive areas and the Perryman Wellfields, necessary road access required.

- The group shall present its report to the County Council within 80 days

[More Information](#)

Amendments: ~~#1~~ -~~#6~~ Amendments to provide a map of Perryman Peninsula and to replace representative of the Department of Inspections, Licensing, and Permits with a traffic engineer.

#7 - to remove ability to extend time for report to Council

Amendments Vote: 4/12/2022 In favor- 7-0

Bill 22-003 Perryman Peninsula Moratorium continued

Amendments 8 - 13 Introduced 4/12/2022

#8 - allows for approvals for expansion of buildings

#9 #10 - removes residential buildings from this bill

#11 - does not apply to improvement or expansion of existing business or industrial buildings

#12 - removes restriction of "other permits and approvals" but allows moratorium of building permits

#14 #15 - removes residential buildings from this bill

VOTE: 4/19/2022 7 - 0 in favor

#13 - adds this proviso, "PROVIDED, HOWEVER, THAT THIS MORATORIUM DOES NOT PRECLUDE THE CONTINUED PROCESSING OF ANY SUBMITTED, AMENDED, OR SUPPLEMENTED APPLICATION, SHORT OF FINAL BUILDING PERMIT OR FINAL SITE PLAN ISSUANCE, INCLUDING, WITHOUT LIMITATION, ANY APPLICATION REFERENCED IN THE JANUARY 19, 2022 DEVELOPMENT ADVISORY COMMITTEE MINUTES." which allows the permitting process to continue except for final building permit and final building site plan.

Amendment Vote: 4/19/2022 6 - 1 voted in favor Andre Johnson voted NO

FOH Opinion: FOH supports the proposed legislation but requests an amendment to the scope of the study to include the entire Bush River basin area and all unique environmental areas with a similar mixture of residential and industrial areas in Harford County.

FOH agrees with the request to evaluate the impacts of new construction in the Perryman Peninsula area but the study should be amended as recommended to protect water quality, environmentally sensitive areas, and reduce health impacts for all Harford County citizens living in similar areas.

FOH Opinion: Amendments: All permitting should remain in the moratorium.

Date: 2/15/22 Public Hearing: 3/15/22 6:00 pm Date of Vote: 4/19/2022

Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah
Pass, Y	Y	Y	Y	Y	Y	Y

Bill 21-020 - Farm Brewery Standards

Sponsors: Councilman Robert Wagner and Councilman Tony Giangiordano

Requires:

- No off-site parking
 - Parcel will have minimum acreage of 25 acres
 - ~~Must be occupied by owner~~ See Amendment #2
 - A 2 acre minimum is required for production of ingredient(s) except water for brewery
- See Amendment #1
- Access by private road abutting other properties with easements must submit affidavits of approval for access
 - Farm brewery building must be 300' from any lot line.

[More Information](#)

Amendment #1 through 3

Sponsor: Robert Wagner - Introduced 10/5 Vote on 10/12

- Starting No Later than 3 Years following the receipt of all necessary approvals, the Farm Brewery shall brew a minimum of 35% of its total brewery product on the parcel where the brewery is physically located.

FOH Opinion: : FOH supports conditions that reduce the negative impacts of lighting, noise, odors, water protections and traffic to adjacent properties due to development or USE permitted in the AG District.

Date: 7/7/21 Public Hearing: 10/5/21 6:30 pm

Date of Vote:

Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah
Y	Y	Absent	Y	Y	Y	Y

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

Bill 21-019 - Electric Charging Stations						
Sponsor: Council President Vincenti for County Executive Glassman						
<p>Provides definitions for electric vehicle and charging station. Allows electric vehicle charging stations as accessory uses; Allows electric vehicle charging stations to be placed within 50% required of existing front, rear and side setbacks. Requires signage for electric vehicle charging stations to be 12 X 18" More Information</p>						
FOH Opinion: We note this directly affects Variance # 5947 Riverside Mall requests to reduce buffer by 50% for electric charging stations More Information						
Date: 5/4/21 Public Hearing: 7/14/21 7:30 pm Date of Vote: 7/21/21						
Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah
Y	Y	Y	Y	Y	Y	Y

Bill 21-012 - Farm brewery moratorium						
Sponsor: Councilman Robert Wagner District D						
<p>Emergency legislation to place a moratorium on all new proposed farm breweries on AG zoned land until new zoning regulations and guidelines can be adopted to further define this use.</p> <p>More Information</p>						
FOH Opinion: More definitive definitions are welcome.						
Date: 5/4/21 Public Hearing: 6/1/21 6:30 pm Date of Vote: 6/8/21						
Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah
Y	N	N	Y	Y	Y	Y

Bill 21-003 next page

Bill 21-003 Gas Station
Sponsors: Council Members Wagner, Giangiordano, and Beulah

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

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s Motor vehicle filling stations or service stations in the B2 or B3 Zoning district if EITHER:
1. All adjoining properties are served by a public water source, OR
2. They will be sited on a minimum one-acre parcel which is located within 1 mile of the Harford County Water Service boundary. [More Information](#)

FOH Opinion: We oppose the bill in its entirety for the following reasons:
- A Harford County Water Service Boundary Map IS NOT INCLUDED; the area is not identified clearly or defined in the Zoning Code
- The County's Water Source Protection District shows 56 Community and Transient Non-Community Systems throughout every part of the County and the amendment allows filling or service stations, those *meeting either criteria*, near these protected water source systems.
- The bill infers the boundary as the Development Envelope and does not state this critical fact. Allowing this USE outside the Development Envelope, within 1 mile of the boundary, is an EXPANSION of the DEVELOPMENT ENVELOPE and DOES NOT COMPLY with designated growth areas within Harford County Master Land Use Plan. - The proposed zoning code change affects the entire County. Amendments to the Zoning Code that may only be beneficial for a few specific projects is not the proper use of updating and/or amending the Zoning Code.
- This bill allows Filling and Service station USE as a permitted right without public hearings. *Should this bill pass* the USE needs to be a Special Exception allowing community input in the process and the proper oversight to insure that the station does not impose additional risks to the safety of the surrounding community. In our opinion gas stations should not be allowed next to those who use wells as a water source; a lesson that should not have to be re-learned in Harford County given past contamination and ongoing remediation.
- Bill 21-003 should be withdrawn.

5/4/21 Amendment by Shrodes: All underground storage tanks and pipes should use triple-wall for product, vapor and vents. Withdrawn.
5/18/21 Amendment by Shrodes: All underground storage tanks and pipes should use triple-wall for product, vapor and vents. Failed for lack of 2nd.
5/18/21 Amendment by Wagner: the Property must have been previously approved and operated as a motor vehicle filling or service station. Withdrawn.
5/25/21 Amendments by Wagner: [ADDS to water source boundary the following] and the development envelope boundary, as defined on the most recent land use plan. The property must have been previously approved and operated as a motor vehicle filling or service station. Second by Beulah. Vote to approve amendment 7- 0 unanimous

FOH Opinion: The amendments do not alter the target of this bill which is to ignore the legal definition of the Development Envelope. This bill has a narrow scope that will benefit, as stated in testimony, 2 businesses with possibly 6 in all. We believe legislation should be for the benefit of all citizens who rely on their private wells and not for the financial gain of 2 or 6 businesses. (There seems to be no lack of gas stations in these areas.) The Churchville, Fallston and other communities will suffer consequences of this legislation if passed.

Date: 4/6/21 Public Hearing: 5/4/21 6:45 pm Date of Vote on Bill : 6/1/21

Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah
Y	N	N	Y	Y	Y	Y

Bill 21-001 Community Solar Energy Generating System (CSEGS)

Sponsor: Council President Vincenti for County Executive Glassman

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CSEGS to Zoning Code definition as a principal use of sun for electric power generation
 - Added as a Special Development where Director of Planning & Zoning has sole authority to allow
 - Limits to 2 megawatts of capacity (AC)
 - Not allowed in AG
 - Not allowed in Natural Resource District or Chesapeake Bay Critical area
 - All residential has acreage limitations and added buffering
 - Allowed in all business, commercial and industrial districts with current buffers
 - Required decommissioning to original land with a payment to the County of 115% of anticipated cost for the entirety of the use [For more Information](#)

FOH: Opinion: A Special Exception rather than a Special Development should be required for approval to allow neighbors the opportunity to weigh in on the use. This use should be allowed in the AG District.

Amendments introduced by Councilman Wagner and sponsored by all County Council members.

New Definition- Viewshed as an area of land, water or other environmental element that is visible from a fixed vantage point, in context with historic preservation. Viewsheds may be described as areas of particular scenic or historic value that are deemed worthy of preservation from impacts resulting from development or other forms of change.

Replaces uses and districts with the following:

Requires the use to be a Special Exception (not a Special Development)

- GI District will be a permitted use and not require a Special Exception
- Removes parcel size limitations
- Increases structure location to 250' from offsite dwelling unit from 200'
- Adds that no location will be within the Viewshed of a property listed on Harford County Historical list.
- Site shall avoid visual corridors that are scenic Viewsheds or areas. Shall not be located within 1 mile on either side of any designated scenic by-way on any County or State maintained road.
- Increases time for restoration of site for decommissioning from 6 to 12 months.
- Increases bond, surety, letter of credit or other financial assurance from 115% to 125% of anticipated cost of removal.

Vote was unanimous in approval of all amendments.

FOH Opinion of Amendments: The amendments are favorable to promote efforts to use CSEGS as a renewable energy resource and opportunity for property owners. Solar developments should not exclude Agricultural districts; FOH continues to advocate for requirements and standards for CSEGS, as a Special Exception Use in the AG District.

Date: 1/5/21 Public Hearing: 2/2/21 6:30 pm
 Date of Vote: 3/9/21

Date of Amendment Vote: 3/2/21

Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah
Y	Y	Y	Y	Y	Y	Y

Bill 20-008 AG Preservation - changes point system currently in use

Sponsor: Council President Vincenti for County Executive Glassman

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

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nges the point system for prioritizing which properties receive AG Preservation funding.
Decreases cropland and hydric soil usage points
Adds points for proximity of within 2 miles to the Development Envelope
Increases points for proximity to priority areas
In general allows more purchase rights to be extinguished in all areas. Allows all Agricultural
Commerical uses under 267-73.
Amendment to decrease acreage from 50 to 25 if adjacent land is suitable for agriculture.
[More Information](#)

FOH Opinion: It is always good to include more land in preservation.

Date: 4/14/20 Public Hearing: 5/12/20 6:30 pm

Date of Vote:

Vincenti	Johnson	Woods	Giangiorda no	Shrodes	Wagner	Beulah
Y	Y	Y	Y	Y	Y	Y

Bill 20-005 Claims settlement information

Sponsors: Councilmen Robert Wagner and Andre Johnson

Requires the Administration to notify the County Council of any legal claims/lawsuit settlements over \$100,000 from any fund to be reviewed and approved. Currently only those claims paid out by the Self-Insurance fund needs review and approval by the Council.
[Amended on 4/21/20 to require Administration to deliver written report to the County Council every 6 months and include all information pertinent to claims or lawsuits. [Amendment withdrawn 5/5/20.](#)]

The Council may not disclose information until there is public notice. This remains unchanged from original bill 94-032. [More Information](#)

VETO by County Executive Glassman
Override of Veto Vote 6 - 1 with Shrodes voting No

FOH Opinion: Agree that the Legislative branch be included in knowing about issues which may affect County taxpayers depending upon the outcome of the suit. For the Council to learn of the judgement only for those paid by this particular fund is a fostering a lack of the intent of checks and balances in government.

Date: 4/14/20 Public Hearing: 5/12/20 6:30 pm Date of Vote:
Override 6/9/20

5/12/20 Veto

Vincenti	Johnson	Woods	Giangiorda no	Shrodes	Wagner	Beulah
Y	Y	Y	Y	N	Y	Y

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

Bill 20-001 Commercial Amusement and Recreation						
Sponsor: Council President Vincenti for County Executive Glassman						
<p>Amends the Zoning Code adding COMMERCIAL AMUSEMENT AND RECREATION as a Permitted Use in the R4 Zoning District, subject to specified requirements regarding yard buffers, hours of operation, and allowable lighting sources. Plus, amendment introduced will increase hours of operation to 8 AM to 10 PM daily. Read Bill here This bill is needed to support Resolution 001-20; a \$1 sale of 35 acres Washington Court Surplus Property to Coppermine Fieldhouse, LLC; requiring the owning company to use land as an athletic field facility for 20 years. This is not currently allowed in the R4 Zones. Read Resolution here</p>						
<p>FOH Opinion: Legislation should not be enacted County-wide for one company, owner or project. Rather, a use not permitted in a zoning district may be granted via a Special Exception as are Country and Swim Clubs, and Assembly Halls for example in R4.</p>						
<p>Date: 1/7/20 Public Hearings: 2/4/20 6:15 pm Date of Vote: 2/18/20</p>						
Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah
Y	Y	N	Y	Y	N	Y

Bill 19-030: Changes to Housing for the Elderly						
Sponsor: Council President Vincenti for County Executive Glassman						
<ul style="list-style-type: none"> - Allows single family homes - Reduces required Open Space from 50% to 10% to 20% depending on zoning district as described in § 267-70(C)(3)(A) - fee in lieu may be allowed instead of required open space More Information						
FOH Opinion: Reduces required open space and is an unnecessary loss of amenity for elderly. Because there are no requirements for public transportation for these developments, open space for exercise, walking pets, or other outdoor activities will be limited. FOH proposes retention of 50% open space.						
Date: 11/5/19 Public Hearing: 12/3/19 7:00 pm Date of Vote: 12/10/19						
Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah
Y	Y	Y	Y	Y	Y	Y

Bill 19-029: Changes to Accessory Dwelling Units
Sponsor: Council President Vincenti for County Executive Glassman

Removes all requirements for temporary cottage housing on site for age or medical condition of owner, acreage, temporary zoning certificate § 267-28. Temporary uses.

New ADU (Accessory Dwelling Unit) requirements essentially removes temporary external housing (trailers, etc.) and replaces it with additions to existing houses. Some of the requirements are as follows:

- relatives listed - new definitions
- size is 300 and 1500 sq.ft. and within the existing house (Dwelling Unit) and not a separate temporary housing.
- no more than 2 bedrooms
- separate bathroom and kitchen allowed
- Must have same mailing address. [More Information](#)

Amendments: Introduced by Councilman Wagner

- making this emergency legislation
- redefining “relatives” to be more inclusive
- removing separation from existing house by floor to floor with interior door

FOH Opinion: In general, these changes point to the ageing of the population and THE need to change legislation to reflect same. We agree and endorse this legislation.

Date: 11/5/19 Public Hearing: 12/3/19 7:00 pm Date of Vote: 12/10/19

Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah
Y	Y	Y	Y	Y	Y	Y

Bill 19-028: Changes AG District Regulation, Standards Retail Sales

Sponsor: Council President Vincenti for County Executive Glassman and Councilman Chad Shrodes

Amends standards of retail sales in AG District.

- agricultural assessment of property required [See requirements](#)
- owned or leased by the agricultural producer
- minimum 50% products grown/raised on the producer’s premises and/or leased property within Harford County
- no more than 30% products can be made or produced on Harford County farm not owned or leased by the producer
- no more than 20% of the total area of AG retail use or structure is dedicated to non-AG products or products grown or produced outside of Harford County [More information](#)

FOH Opinion: APPROVE of all conditions

Date: 10/1/19 Public Hearing: 11/5/19 7:00 pm Date of Vote: 11/12/19

Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah
Y	Y	Y	Y	Y	Y	Y

Bill 19-016 - Multiple Zoning Code changes

Sponsor: Council President Vincenti for County Executive Glassman

Definition Additions: CLUBS: CLUB, NON-PROFIT – 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.

CLUB, PRIVATE – 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.

CLUB, RECREATIONAL – 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: 6/18/19

Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah
Y	Y	Y	Y	Y	Y	Y

Bill 19-016 - Multiple Zoning Code changes

Sponsor: Council President Vincenti for County Executive Glassman

Amendment: Sponsor: Councilman Robert Wagner. Introduced 6/11/19 to remove this section.

~~Definition Additions: CLUBS: CLUB, NON-PROFIT – 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.~~

~~CLUB, PRIVATE – 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.~~

~~CLUB, RECREATIONAL – 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.~~

Date of Vote: Withdrawn with comment that it can be revisited if need be 6/18/19

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.](#)

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: 6/18/19

Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah
Y	Y	Y	Y	Y	Y	Y

Bill 19-016 - Multiple Zoning Code changes

Sponsor: Council President Vincenti for County Executive Glassman
Amendment: Sponsor: Councilman Robert Wagner.

Introduced 6/18/19 to limit directional sign off premise to two.

Date of Vote: 6/18/19

Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah
Y	Y	Y	Y	Y	Y	Y

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: 6/18/19

Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah
Y	Y	Y	Y	Y	Y	Y

Bill 19-016 - Multiple Zoning Code changes

Sponsor: Council President Vincenti for County Executive Glassman						
<p>Clubs: Changes language in Special Exception -Amusements “Country clubs, golf clubs, tennis and swim clubs” to Club, Recreational.</p> <p>Clubs: Changes language in Special Exception - Institutional “Civic service clubs and fraternal organizations” to Club, Non-Profit.</p>						
<p>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.</p>						
Date: 5/7/19 Public Hearing: 6/4/19 6:30 pm Date of Vote:						
Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah
Y	Y	Y	Y	Y	Y	Y

Resolution 007-19						
Sponsor: Council president for Glassman Administration						
<p>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</p>						
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						
Slutzky	Perrone	Woods	McMahan	Shrodes	Vincenti	Beulah

Bill: 17-018: To add Cell Tower placement to include R3, R4, RO 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
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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

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

<p>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</p>						
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

<p>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</p>						
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

<p>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</p>						
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

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