



Greater Olney Civic Association

Post Office Box 212 Olney, Maryland 20830

Our Website Address: <http://www.goca.org>

GOCA MEETING - FEBRUARY 13, 2001

The meeting was called to order by President Mike Kelley. There were two additions to the agenda and no corrections or additions to the minutes of the December 2000 meeting.

PUBLIC COMMENTS

-Representatives from the Cherrywood Homeowners Association (HOA) expressed concerns about the recent increased crime in the area. They cited the recent attempted car jacking in the Giant parking lot and a purse stolen at the swim center. They requested that we consider crime be a topic of a future meeting. Mike Kelley indicated he would contact the local police to set up an appearance. A resident of Perspective Woods noted that they had caught a vandal in their neighborhood recently. There had been several instances of vandalism, kids with eggs, and one day, a resident spotted a car across the street and called the police.

- Chuck Bennaugh, a Hallowell resident reported that he is forming a semi-pro football team that he would like to have play in the Olney area. He explained that he will be able to use the new Olney Boys and Girls facility on Rte 108 next year. But, he wanted to find a field in the Olney area with bleachers and lights he can use this year for 4 games. Their first game is scheduled for March 3rd and they have 3 additional home games over the next 6 weeks. To date, none of the local high schools were available. Several suggestions were made, but he had already pursued many of them without any success. He explained that the players in this league were primarily college-age young men. Participating in this league has assisted many of them in getting scholarships. They will also offer workshops and camps for the youth in the community.

SPECIAL PRESENTATION

The Master Plan Process - Khalid Afzal, the team leader for the Park and Planning (P&P) Commission's Georgia Ave Team began his presentation noting that because of recent budget shortfalls, he was not able to hire the additional staff members he needed to begin the review of the Greater Olney Master Plan. While this will delay that study some time. He was not able to give an exact date for when the review will begin, but he anticipated it should only be a few months delay.

There are 63 master plan and sector areas in the County; and they are amendments to the County's General Plan. The Greater Olney Master Plan was last revised in 1980. The full review process used to take about 4-6 years, but has now been streamlined to a 2-3 year process. They try to update plans in 10-15 years. Some slip as with the Olney Master plan because something happening in another area, cause of some special needs or some significant development such as the renovation of Silver Spring.

Khalid explained that there are 10 phases to this process: PHASE 1: gathering data regarding the status of the area, issues, demographics, etc.

PHASE 2: They prepare a report that identifies the issue to be addressed by the review of the plan.

PHASE 3: They get comments from the community and solicit volunteers for the Master Plan Advisory Group (MPAG) that consists of 12-15 members. The Group works for about 1- 1 ½ years, meeting monthly, sometime more often.

PHASE 4: The Action Group helps review comments and issues to put together the draft master plan. This draft helps identify how the Group will spend the rest of the time.

PHASE 5: A staff draft is presented to the Planning Board.

PHASE 6: There are public hearings before the Planning Board and they will identify 2-3 issues they will want to focus on to explore in more detail. No public testimony is taken during this phase.

PHASE 7: The Planning Board Staff prepares the report that is submitted to the County Council. If the plan includes any public improvements, County Council staff does cost estimates for them.

PHASE 8: P&P staff summarizes the public comments from the Council hearings and hold work sessions with the County Council to discuss the comments. Their staff works with the Council committees before going to the full Council. This phase is driven by the Council's schedule.

PHASE 9: There are no public hearings during this phase. The Planning Board just votes on the Plan as amended by the County Council. They do not make any changes to the County Council decisions.

PHASE 10: If the plan includes any recommendations for zoning changes, they are put into a sectional map amendment. There is a

hearing opportunity for the property owners whose lands are being rezoned.

Some of the points made in the discussion that followed were:

- Any ideas are accepted for consideration at the staff level and they decide if it should go to the Planning Board or the MPAG.
- If they go to the Council to do a study, the staff generally already has some idea or a feel for what some of the needs are.
- By Phase 4, they are not really able to introduce new issues. At that point, the Planning Board has to want to include the new issue and give more time to explore it.
- The public can influence both the Planning Board and the County Council. The Council can send the plan back to the staff or they can modify the plan by making changes to such things as zoning designations, density, building heights, etc. The Plan is fluid from the staff draft through the County Council hearings.
- The proposed review of the Olney Master Plan is being driven primarily by transportation issues, not the ICC. Another is that the town center area has not developed with pedestrian friendliness and connectivity. Also, the SE quadrant is still undeveloped and will be the focus of future development.
- If the MPAG's views disagree with the staff position, their views will be conveyed to the Planning Board.
- The P&P staff have the responsibility to come up with the final report.
- When they kick off the study, there will be several community meetings to solicit information from the community.
- Mike Kelley noted that GOCA, in conjunction with the Chamber, and the Mid-County Regional Services Center, are hosting our own kick-off town meeting on Saturday, April 28th.
- There will be a 6-12 month delay in initiating our master plan review, but not longer than that.
- The Upper Rock Creek Master Plan review is in Phase 4.

OFFICERS/COMMITTEE REPORTS

President's Report - Mike reported that the Liquor Board finally removed the Liquor/Wine sign from the back of the County Liquor store. They had already mistakenly removed the DLC (Dept. of Liquor Control) sign from the side of the building and replaced that with a County seal.

Correspondence Report - There is nothing of note to report. The correspondence notebook was circulated.

Treasurer's Report - Roy Peck reported that the prior balance was \$1980.80. With several deposits and an outstanding bill of \$1600, there is a current balance of \$953.35.

Membership Committee - Rich Kopanda reported that he sent dues letters 2-3 weeks ago. To date, 2 associations have paid. 2-3 letters were returned so he is looking for better addresses or points of contact for Olney Crossing. Last year 27 associations were members.

Transportation Committee- Dave Eskenazi reported that there is nothing to report on the Brookeville By-pass or the Rte 28/Ga. Ave. intersection. They are still presenting plans for the Ga Ave/Randolph Rd intersection. All options are still on the table. Mike Kelley noted that he had gotten a call from Rick Allan, one of the Brookeville Commissioners, who thought that Olney Village was behind the Brookeville Bypass western alternative, but our last set of minutes suggested that there was some opposition. Dave noted that the Olney Village Civic Association is okay with the proposal, but some of the Islander Rd. residents do oppose it. Dave had suggested to them that they needed to go their Association. Dave noted, too, that GOCA hasn't come out in support of the plan, but hasn't opposed it either; and we are working with SHA to develop the route on the west side of Georgia as low as possible and as close to Brookeville and the creek as possible. It looks like they have reached agreement with SHA, but they still have some levels of approval to go through.

Jim Folk reported that SHA will be collecting data on the Rte. 108/Dr. Bird intersection for the next 2-3 months. Mike Kay noted that the Spartan Rd/Rte 108 intersection is getting worse, especially during rush hour. It is sometimes taking 5 light cycles to make a left going southbound on Spartan onto Rte. 108 to go east. Dave E. suggested calling the District Engineer, Charlie Watkins. Jim also noted that SHA is doing a study of the Beltway with recommendations due in 2002. There are no meeting dates set yet.

OLD BUSINESS

Upper Rock Creek Master Plan Review -Rich Kopanda reported that P&P staff has recommended that the extension of Cherry Valley Dr not be built. But, this is a complicated process, and there are many opportunities for this issue to come up again. So, those interested need to remain vigilant. There has been no more discussion of major developable land. Sammy Tota has an option to buy the Casey property behind Magruder HS. and wants to develop it with cluster development using sewer and water.

Some of the land has been dedicated as park land. He recommended that if they open the discussion for this property, they need to do so for the other 4 properties in the area. There is some opposition to cluster development. A lot of the property is being perked now so no idea yet of how many lots could be developed on septic tanks. The current RE1 and RE2 zoning on this property would result in 230 homes on 354 acres.

There are 4 alternatives to the MD 115 alignment. Khalid Afzal will bring the Transportation staff to the next meeting to discuss these alternatives.

The County Council has asked them to look at the impact of MD 83 on Muncaster Mill Rd as well. The ICC is off the table for discussion until the report on the ICC is done. Their recommendation may go to the Transportation Committee in March. The Environmental Staff is assessing the impact on forests and wetlands and what it would do to this area. The forest is in good condition and the community wants to preserve that. There are some wetlands in the developable land. They have had discussions on special protection areas and how that would work in this area to preserve small sections of property vs large areas protected by legacy open space program. Rich has some questions of how things will proceed. There was some ambiguity on the role of the MPAG and the various steps. A lot of time staff presents reports and they comment vs. voting on a position as a group. There is a very compressed time, so there is not a lot of time for MPAG members to comment.

GOCA 2000 Awards - Ron Berger announced the results of the balloting for the 2000 GOCA Awards. They are:

Howard J. Garber Memorial Citizen of the Year Award - Dan Dionisio, for his work with the Olney Boys and Girls Club Park on Rte. 108.

Contribution to Community Awards - Carolyn Snowden and Bill Thomas.

GOCA Worker of the Year - Rich Kopanda

Olney Heritage Award - Kathy Little Freese and Ben Santaiti.

2001 Town Meeting - Helene Rosenheim reported that in preparation for the Master Plan review process we are planning a town meeting similar to ones we held in 1970 and 1986. It will be an all-day event on Saturday, April 28th. Longwood was already booked, so she is working with the Community Use of Public Facilities to reserve a local school, preferably Sherwood HS. The meeting will include an opening plenary session in which Khalid will give an overview of the process. Then there will be a series of concurrent breakout sessions in which a variety of topics will be discussed by the community. They will begin actively advertising the event by mid-March.

Olney Community Center - Helene Rosenheim reported that the County's Facilities staff has looked at the two properties that the Postal Service had considered for expansion of the Olney Post Office, but had decided not to use. They found that the site on Georgia Ave is too small for the size facility we would need. The site on Rte. 108 between Prince Philip Dr and Old Baltimore Rd may also be a little too small, but some adjustments might be made on the setbacks. So, that site could be workable. In a meeting with Council member Steve Silverman, he was supportive of the concept but thought that it might take longer than we anticipated to get it built. He offered to assist with coming up with some alternate interim solutions if need be. Part of our effort needs to be to convince the appropriate people that this should happen sooner rather than later.

A Skate Board Park in Olney - Mike Kay reported that in-blade skating is something his son is interested in and this venture seemed like something he could do as a side business. So, he is researching building a skate park. The biggest issue is finding a site. The Rec. Dept and P&P are looking for places throughout the County for such parks. They are looking to see if there is a place at Olney Manor Park. Because of the economics, he is looking for an area that is already paved. The old CVS is the only indoor site that is available, but it would cost \$5 per sq. foot which is too expensive for him. The fallback is to use a school site for the summer. But, he needs some help with finding the right contacts for that. If they do not have a facility identified by the end of March, it is not likely to happen this summer because of the permitting process. Rick Coburn suggested that they have a concrete plan when they go to the Community Use of Public Facilities staff or the schools. This is a short-term solution while they look for a more long-term solution. Dave E. suggested talking with Nancy Dacek, and Mike indicated at Ellen Masciocchi, the P&P staff person working on the skate park study has spoken to her and she and Steve Silverman are both supportive of the idea.

ELECTIONS

Mike Kelley noted that several officers have completed their 2 consecutive years and so cannot serve in those positions again this year. The slate for 2001 is as follows:

President:	Art Brodsky, Cherrywood HOA
Executive Vice President:	Rich Kopanda, North Creek HOA
First Vice President:	Jim Folk, Lake Hallowell HOA
Second Vice President:	Steve Smet, Norbeck Meadows CA
Corresponding Secretary:	Lori Wilen, Cherrywood HOA
Recording Secretary:	Helene Rosenheim, Highlands of Olney CA
Treasurer:	Roy Peck Norbeck Meadows CA

Mike opened the floor for additional nominations, but none were given.

The Nomination Committee moved that:

THE 2001 SLATE OF GOCA OFFICERS BE APPROVED BY ACCLAMATION.

The motion passed unanimously. Paul Jarosinski suggested a round of applause for Mike Kelley and the other officers.

Following the elections, the meeting was adjourned.

Respectfully submitted,

Helene Rosenheim
Recording Secretary

People in Attendance: Mike Kelley, Rich Kopanda, Ron Berger, Ellen Bogage, Roy Peck, Jim Folk, Don Schmelter, Art Brodsky, Michael Kay, Sharlene Monroe, Dave Eskenazi, Edward Partington, Rick Coburn, Helene Rosenheim, Dan Walsh, Steve Smet, Terri Hogan (Gazette), Mark Azarian, Ruth Preston (for John Lyons), Frank Ortega, Paul Jarosinski, Khalid Afzal, Chuck Bennaugh, Claudette Hamerski, and Jim Hamerski