

GOCA

Greater Olney Civic Association

P.O. Box 212 • Olney, Maryland • 20830
www.goca.org

DRAFT Executive Board Meeting Minutes January 8, 2019

CALL TO ORDER

President Billy Becker called the meeting to order at 7:34 PM

A correction was pointed out for the December 11, 2018 Minutes. At the end of the minutes, the date for the January meeting should read “Tuesday, January 8, 2019.” The December 11, 2018 Minutes (with correction) and the January 8, 2019 Agenda were approved by acclamation.

GOCA representatives, alternates, invited guests, and members of the public introduced themselves.

REPORT ON THE SESSION WITH REPRESENTATIVES OF THE COUNTY COUNCIL

Several board members met on December 18, 2018 with Marlene Michaelson, Craig A. Wilson, and Jeffrey L. Zyontz from the office of Nancy Navarro

a) Zoning Text Amendment on town center development:

- previously had expressed concern about lack of input on projects in our area
- they are interested in finding a solution
- the session was really a brainstorming session
- they are considering incorporating language in CRT zone and design standards that we might be able to use with smaller businesses
- could possibly have a zoning text amendment
- hoping for an administrative process that would involve us more
- Jeffrey Zyontz was tasked with coming up with some language to use
- looking at how to have OTCAC and GOCA as a presence when a project comes online

b) Emergency Radio Tower:

- they advised that we are on the right track with the proposed correspondence

c) Farm Brewery on Route 108

- Matt Quinn and Billy Becker have been in touch with the developers Chris and Charlie Miller
- they want to develop a brewery or a creamery
- they are from the Olney area
- had the idea of purchasing 25 acres and having more than just a farm for their families
- will need a zoning amendment as the property is currently zoned residential
- the property is not located in the agricultural reserve
- they will have to grow some of the materials on the property

MEDICAL CANNABIS DISPENSARY IN OLNEY

Blake Costa (Security and Safety) and Peter Franklin (Manager) came to the meeting as part of their public outreach to talk about the medical cannabis dispensary that will be coming to Olney. They are the business owners.

- with the opioid addiction crisis, there is a need for an alternative and medical cannabis can serve that purpose
- the dispensary is intended to provide a service to patients who need it
- there is an increase in security in the area
- they have established a relationship with the Montgomery County Police, who have toured the facility
- as part of their public outreach, they invited anyone who wishes to see the facility, to come by any time in the next two to three weeks before they officially open for a tour
- they are also willing to speak to any individual or group in order to address any concerns or answer questions
- the business will be located where Armand's Pizza was at 18070 Georgia Avenue
- the business is called *Be One Earth*
- signage will be limited and discreet
- they are not advertising; potential patients will know how to find them
- regular business hours will be Mon.-Thurs. 10:00-7:00; Fri.-Sat. 11:00-8:00; Sun. 11:00-4:00
- the owners have consulted with other existing medical cannabis businesses on all phases
- all growers of the product are within the state of Maryland
- there is an extensive see to consumer trail for the protection of everyone
- it is the most regulated industry

Ryan Martin from Brookeville Knolls presented a proposal for a resolution regarding the Medical Cannabis Dispensary. His HOA was unanimously opposed to the location. Their concerns were about its proximity to the Olney Library as well as various schools and daycare centers. In answer to their various concerns, questions were answered and the following points were made by Mr. Costa and Mr. Franklin.

- there will be unarmed guards in and around the facility

- a patient must have an ID and a recommendation from a physician, who is licensed to do so, in order to even get in the door
- the products are only for medical use
- it is a cash operation and there is a limited amount of cash on hand
- the business may use state credit unions
- they are ready to hire and train staff
- they are working on the issue of traffic in the parking lot, which is a problem right now
- loitering has already improved

Matt Quinn raised the issue that this is essentially a done-deal since the occupancy permit has been approved. The real problem is that GOCA and OTCAC have no impact on the permitting process for businesses in Olney.

Ryan Martin made a motion to pass a Resolution opposing the location of the Medical Cannabis Dispensary. He read the Resolution. It was seconded. Discussion followed. Lydia Rappolt spoke about the deep need that medical cannabis products can fulfill for people whose only other option for debilitating pain may be opioids. She has no problem with this business. Since it appeared that there was not agreement on the need for the Resolution, especially since the business will be opening in two to three weeks, Ed Weisel made a motion to table a vote on the Resolution. The motion to table the Resolution was seconded and approved unanimously.

OLNEY REPRESENTATION ISSUE

Michael Cullingford from the Reserve at Fair Hill asked why GOCA doesn't have representation when decisions are made about new businesses in Olney. He wondered if it would be possible for Olney to be incorporated. There was some discussion. The process is expensive and very intensive. The idea has been raised at GOCA meetings a number of times in the past. If Olney became incorporated, it would have responsibility for things that the county now does, such as snow removal, but **we would not have zoning control.**

The next census will determine our representation. Olney will not have its own district. We need to be part of a district that someone running would need votes in Olney to win. Districts get redrawn after the census. We need to understand the process.

NOMINATION OF DIRECTORS/OFFICERS FOR MARCH 2019-FEBRUARY 2020

- the new term starts at the end of the February meeting (after voting)
- openings for the 2nd Vice President and Corresponding Secretary
- so far, the following people are offering to run: Matt Quinn, President; David Miller, Executive

Vice President; John Blachere, 1st Vice President; Carol Frenkel, Recording Secretary

NOMINATION FOR AWARDS AND CEREMONY

- Matt Quinn will take the lead in this process
- Dave Miller and Barbara Falcigno will assist
- nominations are needed by the end of February
- the ceremony will be on Sunday, March 10, 2019 from 2:00-4:00 at Our Lady of Good Counsel High School in Olney
- we need participation from the GOCA delegates and people from the community to make this and all events possible

ANNOUNCEMENTS

- The next OTCAC meeting will be January 22, 2019 at 7:30 in the Community Room at the Buffington Building.
- Billy Becker will send the letter regarding the Emergency Radio Tower to Marc Elrich.
- Carolyn Knight made a motion to adjourn at 9:14 PM. The motion was seconded and approved by acclamation.
- The next meeting of GOCA Officers will be on Thursday, January 24, 2019 at 7:00 PM at the Olney Library.
- The next General Meeting will be on Tuesday, February 12, 2019 at 7:30 PM at the Re/Max Community Room in the Buffington Building.

Respectfully submitted
Carol Frenkel, Recording Secretary

In attendance:

GOCA Officers

Billy Becker, President – Ashley Hollow; Matt Quinn, Executive Vice President – Cherrywood; David Miller, 1st Vice President – Norbeck Meadows; Stacy Levine, 2nd Vice President -- Reserve at Fair Hill; Carol Frenkel, Recording Secretary – Olney Mill; Katie Harris, Corresponding Secretary; Greg Intoccia, Past President -- Ashley Hollow

GOCA Representatives and Alternates

John Blachere (Ashley Hollow), Lydia Rappolt (Camelback Village), Carol Sullivan (Cherrywood), Helene Rosenheim (Highlands of Olney), Kathy Curtis (Lake Hallowell), Ed Weisel (Norbeck Meadows), Ravin Howell (Oatland Farm), Diana Littlefield (Olney Acres), Sherry Felice (Olney Mill), Carolyn Knight (Olney Oaks), Jay Feinberg (Olney Oaks), Michael Cullingford (Reserve at Fair Hill), Alden English (SEROCA), Ruth Laughner (Williamsburg Village)

Public

Terri Hogan (Greater Olney News), Kim McCary (Cherrywood)