

DRAFT
Representatives Meeting Minutes
September 10, 2019

CALL TO ORDER

President Matt Quinn called the meeting to order at 7:33 PM

The agenda was approved without additions or amendments.

John Blachere made a motion to approve the Minutes of June 11, 2019. The motion was seconded and approved.

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

ANNOUNCEMENTS

- Project Change and the Olney Civic Fund are jointly hosting an Olney Oktoberfestival on Sunday, October 20, 2019 from 2:00-7:00 PM at Good Counsel High School.
- Evan Glass would like to meet with GOCA. We would meet on a day other than Tuesday most likely in October or November.
- The Olney Town Center Advisory Committee will meet on Tuesday, October 22, 2019.

OLNEY ANTIQUES VILLAGE PROPOSAL

Landowner of Olney Antiques Village, Jeremy Landsman, Engineer, Patrick LaVay, and lawyer, Patrick O'Neil presented a proposal for some modifications and use of this property.

- Mr. Landsman purchased the property at the end of 2015 as he is very interested in the Olney community
- the main building was repainted and landscaping was updated
- the property was 50% empty of tenants when purchased and is now full
- the proposal is to remove a pole barn that exists at the back of the property and replace it with a new building to house an early childhood center for 100-150 children
- there is huge demand in the area for early childhood centers with waiting lists at most
- there have been multiple offers of organizations to run the center
- the original large building on Georgia Ave. would remain, as would the building behind it housing the yoga studio
- parking will be added that should be more than ample
- the walking path from Roots shopping center will be extended
- storm water management will be addressed

- Mr. Landsman has been working with the County and will keep us apprised of progress
- would like support from GOCA

ADUs

Attorney, Richard H. Melnick came to discuss ways that HOAs can manage ZTA (Zoning Text Amendment) 19-01.

- ADUs can be apartments within the existing home or a separate structure
- nothing exempts property owners
- HOA covenants need to be in step with County requirements
- covenants must be in place before December 31, 2019 when the ZTA becomes effective
- there are some grandfathering clauses
- there was some confusion about information some representatives had received that didn't seem to coincide with the information Mr. Melnick shared
- Mr. Melnick did not have a copy with any recent changes and only had a couple of days to look at the materials
- he suggested we get someone who currently works with the County to answer questions he could not answer
- we will seek further information and guidance

TOWER UPDATE

- the tower will be built at the original proposed site
- surrounding communities looked into possible legal avenues and were informed that there was little they could do citing expenses and likelihood that the State would prevail
- tower will be 250 feet with an antenna attached adding a bit to that height (it will NOT be 350 feet as originally proposed)

DEER CULLING

- John Blachere presented a report about the Montgomery County program
- culling by the County can only be done on public property
- the County will work with communities to set up their own program
- we need to find out how much the local HOAs want to do regarding this issue
- getting educated about the issue is a good first step
- more information available at www.ParksDeerManagement.org

GREG INTOCCIA INTERNSHIP

- Hilary Phillips-Rogers presented a draft of an application for the proposed GOCA Greg Intoccia Annual Paid Internship Program for Civic Engagement
- GOCA can allocate \$500 to the internship
- any comments or suggestions may be sent to GOCA

TREASURER'S REPORT

- everything is up to date

TRANSPORTATION COMMITTEE

- Kathleen Donodeo is engaged with the County regarding street repair
- she was not able to attend the meeting, so we will await updates

CORRESPONDENCE REPORT

- Ryan Martin reported that there have been 839 views of the Tower Video that was posted at the website

JULY MEETING MAKEUP DATE

- Matt Quinn will get date options from Evan Glass and will pass those on

CALENDAR ITEMS

- Next General meeting will be moved to Tuesday, October 15 to accommodate the High Holy Days
- Olney Community night will be Columbus Day, Monday October 14 from 4:30-8:00 PM at Good Counsel High School. GOCA needs more volunteers to cover the table (Carol Frenkel and Dave Miller have volunteered)

Ed Weisel made a motion to adjourn at 9:16 PM. The motion was seconded and approved by acclamation.

The next meeting of GOCA Officers will be on Thursday, September 26, 2019 at 7:00 PM at the Olney Library.

The next Representatives Meeting will be on Tuesday, October 15 at 7:30 PM at the Re/Max Community Room in the Buffington Building.

Respectfully submitted
Carol Frenkel, Recording Secretary

In attendance:

GOCA Officers

Matt Quinn, President – Cherrywood; David Miller, Executive Vice President – Norbeck Meadows; John Blachere, 1st Vice President -- Ashley Hollow; Hilary Phillips-Rogers, 2nd Vice President -- Victoria Springs; Carol Frenkel, Recording Secretary – Olney Mill; Ryan Martin, Corresponding Secretary -- Brookeville Knolls

GOCA Representatives and Alternates

Anthony Watkins (Brooke Manor), Dave Rada (Brooke Manor), Helene Rosenheim (Highlands of Olney), Howard Greif (Lake Hallowell), Conrad Hocking (Lake Hallowell), Ed Weisel (Norbeck Meadows), Ravin Howell (Oatland Farm), Diana Littlefield (Olney Acres), Carolyn Knight (Olney Oaks), Jay Fineberg (Olney Oaks), Michael Cullingford (Reserve at Fair Hill), Alden English (SEROCA)

Public

Virginia Sheikh (Fair Hill), Jamil Sheikh (Fair Hill), Pat LaVay (presenter), Patrick O'Neil (presenter), Jeremy Landsman (owner of Antiques Village property), Barbara Barry (Perspective Woods), Terri Hogan (Greater Olney News)