

**Meeting Minutes**

Oakland Mills Reinventing Task Force  
September 16, 2014

**Attendees:** Ginny Thomas, OM Board Co-Chair; Bill McCormack, OM Board Co-Chair; Jonathan Edelson, Jervis Dorton, Tawania Williams, Paul Verchinski, John DiTomasso, Sandy Cederbaum.

**Other Attendees:** Scott Templin, CA Community Planner and about 7 residents.

Ms. Thomas and Mr. McCormack updated the committee on meeting with local stakeholders and with developers. Meeting have been held with Steven Whalen, Whalen Properties – Stevens Forest Professional Building; Brenda Walker, COO, Cedar Shopping Centers – Oakland Mills Village Center; Kirit Parmar – Exxon Site; HCC President; Buzzoto Brothers Developer; Tom Carbo, HC Housing; Councilmembers Ball and Watson and Senator Kittleman as well as 6 Howard County Department heads.

Mr. McCormack summed up some discussions stating that as ideas are put forth regarding reinventing Oakland Mills community needs to think big, diversify housing stock to provide for full spectrum housing, consolidate the current 8 property owners, work with County zoning and economic redevelopment for economic incentives and a key to reinventing is a better bridge connection between OM and Downtown.

Ms. Thomas cited the recent Columbia Market study and the idea of swapping land and being flexible. Ideas put forth were a 50 meter indoor pool with a deep well for diving and a state of the art newly constructed indoor hockey arena with stadium seating, a rehab facility making Oakland Mills virtually Howard County's sports complex. We need to have CA partner with the County. State needs to get involved and we need Federal funding.

Mr. Dorton suggested that we increase density with high end rental apartments.

Master Plan – Reinventing Task Force and community will edit the 2007 Master Plan by filtering out what has been accomplished. Edits to Boundary Lines and to sections on Education and Housing would be included. The new plan would be Master Plan 2/Community Plan.

Resident Danny Singer asked what happens with a community plan and Mr. McCormack explained the process as per CB 29-2009.

**Boundaries:** Task force asked to approve new boundaries tonight and have the Oakland Mills board approve at their meeting on September 23, 2014.

The task force discussed proposed village center boundaries to be included in the amended Master Plan. Proposed boundary would include everything from Santiago through to Whiteacre Road and encompass the Stevens Forest Professional Center, the former Exxon site, the entire village center, all apartment complexes, all retail establishments, the Oakland Mills Interfaith Center, Oakland Mills Middle and High School, the Other Barn, The Barn, The Ice Rink,

Shadow Oaks Condominium, Talbott Springs Pool and Neighborhood Center, The Serenity Center and Holly Court townhomes.

Resident Karen Gray stated that she thought a community town hall meeting should be held to see what the community wanted – referred to a town hall meeting in 2005. She questioned how a vote could take place on September 23 with would not give the community enough time to have input on the proposed boundaries.

Mr. DiTomasso said that the Master Plan would be amended in pieces and that we'd alert the community to each section. Ms. Gray stated that she though the board needed to have a large meeting before the board votes, not after.

Ms. Thomas and Mr. McCormack said that all of the proposed information would be posted on the OM Web site and that we'd have two meetings in November and 1 in December for residents to attend. The board hopes to have the Master Plan 2/Community Plan final vote in December, 2014.

Mr. Dorton questions the inclusion of CA Open Space within the boundaries. Two residents questions whether the residents of Holly Court townhomes has been apprised of the plan which includes Holly Court within the boundaries. A suggestion was made that a letter should be sent to each townhome owner alerting them of this. The same question came up with regard to the Shadow Oaks Condominium. The task force favored including this complex within the boundaries.

After discussion, Ms. Wisniewski made a motion to accept the new boundaries with the exclusion of the Holly Court townhomes. The motion passed 7 -1- 0.

Mr. McCormack asked for a motion to approve the Final Housing Committee Recommendations. Discussion followed and the section pertaining to twice yearly Architectural Committee inspections of properties for compliance was removed, the words "lower crime" were removed from the section pertaining to the Forest Ridge apartment complex and the word rental was added before the word apartment when discussing decreasing rental apartment density. There were no other amendments and the housing recommendations as amended, was approved 8-0-0.

There was discussion on process going forward. Ms. Gray said that a Master Plan is a community vision and that the current housing plan is very detail oriented with much of the plan dependent on new or amended legislation, it was Ms. Gray's opinion that this was not appropriate for inclusion in a Master Plan.

Mr. Dorton agreed and "that the intent was for the Taskforce, which includes County representatives, to deal with Legislative issues. The Master Plan will be used to guide prospective Developers so it should only address what they can control".

Mr. Edelson stated that the recently passed education committee objectives differ from the housing recommendations and each needed to mesh with one another.

Mr. McCormack stated that a Master Plan can be as little or as much as the community wants.

HUD/RAD: Mr. DiTomasso expressed his concern that the community has not received a response from our March 31, 2014 letter to Mr. Ulman and copied to Councilman Ball. There is a question as to how many homes in Stevens Forest would fall under the HUD/RAD program.

Mr. McCormack discussed a new MB Quadel Plan (Metro Baltimore) placing Baltimore County residents in other places but only allowable in certain census tracts. Mr. Verchinski suggested that Mr. McCormack follow-up with a call to Councilman Ball requesting that he hold a meeting on this issue.

The meeting adjourned at 9:30 p.m.

Submitted by: Sandy Cederbaum, OM Village Manager