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Oakland Mills Community Association

Village Board Meeting Minutes

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045

Board Members: Bill McCormack, Jr., Co-Chair ~ Ginny Thomas, Co-Chair
Jonathan Edelson, Vice-Chair ~ Kay Wisniewski, AC Chair ~ Lynn-Steven Engelke
Judy Gottsagen ~ Paul Verchinski
Reginald Avery, Columbia Council Representative

September 13, 2016

Architecture Committee Meeting

Present: Kay Wisniewski, AC Chair; Virginia Thomas, Board Co-Chair; Jonathan Edelson, Vice-Chair; Judy Gottsagen; Lynn-Steven Engelke; Sandy Cederbaum, Village Manager; Carrie Wenholz, Covenant Advisor-Applications

Also Present: Michael O'Donnell, 6146 Sinbad Place

Absent: Bill McCormack Jr., Board Co-Chair; Paul Verchinski

Ms. Wisniewski called the Architectural Committee meeting to order at 6:30pm.

6146 Sinbad Place (Exterior Alteration Application ATTACHMENT "AC-A")

Ms. Wisniewski gave background information regarding 6146 Sinbad Place.

Mr. O'Donnell, owner of 6146 Sinbad Place, stated his reasoning and supporting information for his appeal. The Architecture Committee asked questions to the homeowner.

A vote was taken and the Architecture Chair decision was upheld and the application is denied (4-0-1).

9389 Diamondback Drive (Exterior Alteration Application ATTACHMENT "AC-B")

Also Present: Sari O'Bryan

Ms. Wisniewski gave background information regarding 9389 Diamondback Drive.

Ms. O'Bryan, owner of 9389 Diamondback Drive, stated her reasoning and supporting information for her appeal.

The Architecture Committee asked questions to the homeowner.

Ms. Engelke motioned to overturn the denial of the Architecture Committee Chair with the stipulation that since the shed cannot be moved, the door and trim must be painted a color compatible with the existing color of the door, trim and shutters of the house. **Ms. Thomas** seconded and the motion passed (5-0-0).

Architecture Committee Meeting adjourned.

OMCA Regular BoD Meeting

Ms. Thomas called the regular meeting of the OMCA Board of Directors to order at 7:00 pm.

Present: Ginny Thomas, Co-Chair, Jonathan Edelson, Vice Chair, Kay Wisniewski; AC Chair, Lynn Engelke, Judy Gottsagen, Reginald Avery, CA Rep., Sandy Cederbaum, Village Manager;

Also Present: Carrie Wenholz; Covenant Advisor, See resident list.

Absent: Paul Verchinski; Brigitta Warren, Event & Administrative Coordinator

Opening of Meeting

- **Mr. Edelson** motioned to approve the agenda for September 13, 2016 (ATTACHMENT “A”) be approved. **Ms. Gottsagen** seconded.
- **Ms. Wisniewski** motioned to amend the agenda to add Resident Phil Engelke under New Business to present his proposal. **Ms. Thomas** seconded and the motion passed. **Ms. Wisniewski** motioned to amend the agenda to include a discussion regarding a consideration of a limited contract to work to explore amendments to CB 29-2009 that would assist us with achieving feasibility outcomes that the residents would want and regulations and zoning options. **Ms. Thomas** seconded and the motion passed (5-0-0).
- **Ms. Thomas** called for a vote on the amended agenda. A vote was taken and the motion passed. (5-0-0).
- **Ms. Wisniewski** motioned to accept the August 9, 2016 OMCA Board meeting minutes (ATTACHMENT “B”). **Mr. Edelson** seconded and the motion passed (5-0-0).

(**Mr. Avery** arrived at 7:15pm.)

Resident Remarks

- Carol Galbraith from Howard County Sound Sense was present to discuss Merriweather Post Pavilion noise levels. She distributed a “Memorandum to The Oakland Mills Village Board (ATTACHMENT “C”).
- She discussed reasons for the excessive noise and low base vibrations from MPP venue/events. One of the main reasons for this is the 2013 state statute that exempts MPP from the limits on time and decibels.
- Ms. Galbraith indicated that some of the problem may be political complications. County Executive. Kittleman responded with a letter and indicated that there were two numbers that could be called regarding excessive noise or lateness. Ms. Galbraith indicated that when you call either of these numbers nothing happens. She highlighted the Howard County Sound Sense recommendations. There will be a meeting with the County Executive, the County Council, Seth Horowitz (MPP) and the Howard Hughes Corporation Tuesday, 9/20/16, at 7pm at the George Howard Building. (ATTACHMENT “D”).
- Resident Maria Alvarez was present to state her frustrations with the loud noise from MPP.

(**Mr. McCormack** arrived at 7:20pm)

- Resident Rob Lance wants HB15 2014 repealed.
- Resident Alex Hekimian expressed his concerns over the MPP noise level and stated it has been a longstanding problem. He supports the request to repeal the legislation from 2013 and the previous

noise standards be reinstated.

- **Ms. Thomas** explained the bill she had worked on regarding MPP. Her bill was in place for quite a while and the 2013 bill repealed all of that. She asked why the Howard County Sound Sense is not asking the legislation to deal with the MPP noise in its entirety.
- Ms. Galbraith responded that there are different entities to deal with different issues. She stated that even if the state delegation refuses to act, there are measures the County can take.
- **Mr. Avery** stated that yesterday he was in a meeting with CA Senior Staff and MPP was discussed. He mentioned that there was a possibility that incorrect equipment was being used to measure base sound.
- **Mr. McCormack** asked what the Howard County Sound Sense would like the OMCA Board to do.
- Ms. Galbraith would like to request that the OMCA Board write a letter in support of itemized recommendations along with anything else the OMCA Board would recommend.
- Resident Jervis Dorton stated it was important that residents show up to the September 20th meeting.

BWI Airport Noise

- Resident Gwen Martinson spoke about the BWI airport noise. She stated that in letters from the County Executive and Councilmember Calvin Ball they mentioned only the noise relevant to Elkridge and Hanover. She stated that she was told that nothing could be done as regulations are determined by the FAA. The reason that planes are now able to fly so low is due to new technology.
- **Mr. McCormack** asked if Ms. Martinson if she had been in touch with County Executive Kittleman. Ms. Martinson stated that he seems to be very in touch with how the noise affects Elkridge and Hanover and not so much with Columbia.
- A discussion regarding what changes have been made to make the larger amount of noise from the airplanes.
- **Ms. Thomas** stated that the OMCA Board needs to aggressively pursue with the County Executive, State and Congressional delegation and get to bottom of this.

Red Branch Road – Used Car Lot

- Tom Fulcher (Glenmont HOA) was present to discuss issue. Mr. Fulcher presented information regarding the issue (ATTACHMENT “E”).
- Mr. Fulcher wants to form a coalition with surrounding neighborhoods to implement architecture guidelines and to look at zoning and development plan for future projects on Route 108 industrial park and Red Branch Road. Mr. Fulcher asked how to proceed.
- Mr. Dorton requested that perhaps the OMCA Board should follow up with the Columbia Association to administer the covenants. He refers to specifics regarding what the FDP states and how it applies. A history of the Oakland Ridge Industrial Park Homeowners Association. It was suggested that their committee is defunct.
- **Mr. McCormack** stated that the OMCA Board could take a position and send a letter to the County and the Columbia Association on enforcing the covenants and zoning regulations.
- **Ms. Thomas** asked what Long Reach Village Association was doing relating to this issue. Mr. Fulcher stated they had a meeting last week and stated that they have no basis to validate or invalidate information and although they disagree with the used car lot, they were unable to do anything further.
- **Mr. McCormack** stated that **Ms. Thomas** and he are meeting with the other village board chairs and will put together a letter and have the other village boards sign on.

Oakland Mills Board Position on Downtown Columbia Affordable Housing Legislation

- **Mr. McCormack** stated that he sent out a draft letter to the OMCA Board to read and comment regarding this issue (ATTACHMENT “F”). He asked for any further comments.

- **Ms. Thomas** motioned to send the proposed letter to the County Executive and the County Council. **Ms. Engelke** seconded and the motion passed (6-0-0).

Proposal to the OM Village Board: An Oakland Mills Architecture Advisory Sub-Committee

- Resident Phil Engelke distributed his proposal. (ATTACHMENT “G”)
- **Ms. Wisniewski** stated that a bit more time should be allowed to discuss and decide how to implement.
- This issue will be on a future agenda.

Board Co-Chair Remarks

- A discussion regarding 6141 Commitment Court and what the status is. A request for a meeting with County Executive Kittleman was suggested.
- **Ms. Wisniewski** asked if the OMCA Board can file a covenant complaint. Ms. Thomas asked for the minutes of the AC Appeal in July, 2015 when Mr. Carbo spoke about 6141 Commitment Court.
- **Ms. Thomas** stated she would like to pursue a filing of a bad landlord bill.
- **Mr. McCormack** stated that the OMCA Housing Committee has this issue listed as one of its goals. He is working on pushing this through the County.
- **Ms. Thomas** stated she will be setting up a meeting for herself and **Mr. McCormack** to meet with Raj Kudjacker to get a date for consultants to set meeting.
- **Ms. Thomas** asked about the Polar Express. A discussion regarding what it takes to put this show on and why this year, due to the inability to have resources available this year. Suggestions were made as to what we might do to have the show in future years. **Ms. Engelke** suggested publicizing that we will be taking a hiatus from Polar Express this year. **Ms. Cederbaum** will write a letter to be sent to the community about the Polar Express.

Columbia Board of Directors Report

- A working session was held on September 2, 2016 where topics that are of interest to the community were discussed.
- Topics that were discussed were: 1) a foundation that was created to create a monument for veterans of Howard County has come forward to request an easement from CA at the lakefront to have this monument and 2) the management of wet and dry ponds.
- **Mr. Avery** asked what the OMCA Board would do regarding MPP.

Manager’s Report

- **Ms. Cederbaum** distributed her report with addendum (ATTACHMENT “H”) and asked if there were any questions.
- **Ms. Cederbaum** discussed results of the audit that recently took place and asked if there were any questions.
- **Mr. Edelson** motioned to accept the audit as submitted. **Ms. Wisniewski** seconded and the motion passed (6-0-0).

Education Committee Report

- **Mr. Edelson** distributed his report (ATTACHMENT “I”).
- **Mr. Edelson** stated that all candidate questions will be sent out by September 16th.

Housing Committee Report

- The Housing Committee is not having regular meetings, however, Mr. McCormack will have the committee meet as needed

NEAC Committee Report

- **Ms. Engelke** distributed her report (ATTACHMENT “J”).
- The next NEAC meeting will take place on September 27, 2016 from 6pm to 7pm.

Safety and Security Committee Report

- **Ms. Gottsagen** distributed her report (ATTACHMENT “I”).
- A request for Officer Buchanan to be at a meeting in October was made.
- A discussion regarding action to be taken regarding MPP took place. **Mr. McCormack** motioned that the OMCA Board write a letter that says three things: 1)revoke the 2013 legislation that granted MPP the exception; 2) enforcement in a timely and workable manor and 3) reevaluate fines to make them more meaningful. **Ms. Thomas** seconded and the motion passed (6-0-0). **Ms. Thomas** stated that the letter should be sent to County Executive Kittleman, the County Council, the state delegation and a copy to CA.
- **Ms. Thomas** stated she will work on the BWI noise issue.
- **Mr. McCormack** stated that the OMCA Board will look at the County DPZ zoning and how CA is administering the covenants.
- **Mr. Edelson** stated that we should follow up and find out more what is going on with the Oakland Ridge AC Board. **Mr. Avery** suggested working alongside the Long Reach Village Board.
- **Mr. McCormack** stated that after discussion it has been decided that the OMCA Board set up a meeting with the Oakland Ridge AC Board, the Long Reach Village Board, and Glenmont to discuss this issue. Mr. Dorton will be sending the information he discussed earlier in the meeting for the OMCA Board to summarize and discuss.
- A discussion regarding the hiring of Marsha McLaughlin, as a consultant, to look at CB29, all existing zoning and current regulations that govern land and zoning changes that would be needed to give Oakland Mills flexibility took place. (ATTACHMENT “L”).
- **Ms. Thomas** motioned to approve with the understanding (outlined by Jonathan and Lynn) that OMCA Board hire Marsha McLaughlin as a consultant at this rate. **Ms. Engelke** seconded. **Mr. Edelson** suggested amending the motion to include a cap of 80 hours.
- **Ms. Thomas** motioned to approve the hiring of Marsha McLaughlin capped at 80 hours to do the scope of work that she has in the letter that would start with CB29 and the amendments that would be needed that would be specific to Oakland Mills relevant to the Oakland Mills Village Center Community Plan. **Ms. Engelke** seconded and the amendment passed (6-0-0).
- **Ms. Thomas** motioned to approve the original motion as amended. **Ms. Wisniewski** seconded and the motion passed (6-0-0).
- A discussion regarding the changing of upcoming Board meeting dates took place.
- **Mr. McCormack** read into the minutes that on September 8, 2016, **Mr. Verchinski** motioned to meet

in closed session to discuss matters pertaining to employees and personnel on September 8, 2016. **Ms. Thomas** seconded and the motion to go into closed session passed (6-0-0). **Ms. Gottsagen** was absent.

- Resident Froydis Beckerman brought issues to the OMCA Board for discussion: the OMCA Covenants and the non-receipt of emails.
- **Mr. Avery** objected to Ms. Beckerman's line of questioning under Roberts Rules of Order under Decorum and Debate. Clarification of **Mr. Avery's** objection.
- **Mr. McCormack** stated that **Mr. Avery** is requesting to adjourn the meeting. **Mr. McCormack** asked for those who are in favor of adjourning the meeting and those who are in favor of continuing the meeting. It was voted on to continue the meeting.
- The meeting was continued to hear the remainder of Ms. Beckerman's concerns.

The OMCA Board meeting was adjourned.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

Action Items from September 13, 2016 OMCA Board Meeting

Action Items from September 13, 2016 Meeting

FOR BOARD MEMBERS:

Ms. Thomas: Follow up on the BWI Noise Issue

Ms. Thomas: Ask the Long Reach Board work with OMCA and Glenmont with regard to Oakland Ridge Industrial Park Architectural and Covenant Enforcement

Mr. McCormack: Finalize draft letter of Downtown Affordable Housing Legislation

Mr. McCormack and Housing: Work on getting bad landlord legislation to County

Ms. Thomas and Mr. McCormack: Set up a meeting with Raj Kudchadker regarding the Feasibility Study with regard to the Village Center Community Plan

***Future Action, Ms. Wisniewski:** Discuss and implement Mr. Engelke's Plan for an OM design/Review Committee for non-residential properties

Ms. Gottshagen: Invite Officer Buchanan to an upcoming Board Meeting to discuss the Neighborhood Watch Program

FOR STAFF:

Ms. Cederbaum: Draft letter regarding noise at MPP

Ms. Cederbaum: Draft engagement letter for Ms. McLaughlin

Ms. Cederbaum: Prepare and email Mr. McCormack's Housing Legislation letter

Ms. Cederbaum: Send a letter to the community about the Polar Express

Ms. Cederbaum: Set up a meeting w/Oakland Ridge Industrial Park, OMCA, Long Reach, Glenmont

Ms. Warren: Forward Minutes from July, 2015 Commitment Court Appeal to Ms. Thomas and Mr. McCormack

Ms. Cederbaum and Ms. Warren: Suggest alternative Board meeting dates to replace dates that the board can't meet from Oct. through Dec.