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**Jason Schwier**  
**Chair, Odenton Town Center Advisory Committee**

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**Odenton Town Center Advisory Committee (OTCAC)**

Meeting held virtually through Zoom

September 24, 2024

6:30 PM

**OTCAC members present:** Martin Schroeder (Vice-Chair), Sandra Deeds, Colette Gelwicks, Drew Pendracki, Stuart Title

**Ex-Officio members present:** Dewan Clayborn, Central Maryland Chamber

**County staff present:** Mark Wildonger, Officer of Planning and Zoning (OPZ), Samuel Meyers, OPZ

**Visitors:** John Genakos, Darby Hull, Marsha Perry, Charles See, Bill Sisk

**Administrative Items** [\[0:00\]](#)

*Martin Schroeder, Vice-Chair*

Mr. Schroeder called the meeting to order at 6:32 p.m.

Ms. Gelwicks motioned to approve the agenda. Ms. Deeds seconded. The motion carried 5-0.

Ms. Gelwicks motioned to approve the OTCAC meeting minutes from July 30, 2024. Mr. Title seconded. The motion carried 5-0.

**Odenton MARC Station Parking Garage Update** [\[1:47\]](#)

*John Genakos, Maryland Economic Development Corporation*

Mr. Genakos presented updates on the proposed Odenton MARC Station Parking Garage and site design based on comments and feedback received from the Fire Marshal. The site design now includes an additional fire hydrant, a stairwell for emergency rescue operations, and improved fire engine accessibility pathways. Due to the new fire engine accessibility pathway, the design team had to reevaluate the southeast corner of the garage where the elevators and stairwell are located. The project team opted to reduce

the footprint of the southeast corner of the garage to address the Fire Marshal's comments. This change in design may allow for a possible reduction in the project's cost and also provide an opportunity for additional signage or public art on the facade of the garage. Additionally, the modifications presented to the OTCAC at a previous meeting have been approved and crews have begun conducting soil borings to help inform site design.

#### *Committee Comments/Questions*

The OTCAC provided comments and asked questions about the Fire Marshal's comments, opportunities for public art installations, redesign impacts on the retail space, and the current timeline of the project.

#### **Priority Project List [\[20:30\]](#)**

*Martin Schroeder, Vice-Chair*

The Priority Project List identifies capital projects needed to serve existing and planned development in the Odenton Town Center (OTC). The list identifies projects recommended by the OTCAC for inclusion in the County's six-year Capital Budget and Program and/or the State's Consolidated Transportation Program. Some items will be fully funded or partially by private developers.

The OTCAC provided comments and asked questions about possible State funding cuts, bus stop improvements, pedestrian connectivity to transit, funding sources for projects, ridership numbers for County bus service, and removal of the Nevamar Water Tower at Academy Yard from the list.

Through discussion, members of the OTCAC came to a consensus on the following order for the Priority Project List.

#### **Top Priority Project List:**

1. Odenton Community Park
2. MARC Station Parking Garage & Transit-Oriented Development
3. Grid Streets in the Town Center Core
4. MD 175 Sidewalk: MD 170 to Sappington Station Circle

#### **Supporting Priority Projects (Funded):**

1. MD 175 Improvements: Mapes Road / Charter Oaks Boulevard to MD 170
2. South Shore Trail
3. WB&A Tail

#### **Priority Projects Not Currently Funded:**

1. Bus Stop Improvements
2. Pine Street Extension
3. MD 170 Streetscape
4. Upgrade and New Bicycle and Pedestrian Crossings

5. Odenton Road North Patuxent Road Sidewalk
6. Odenton Rail Spur
7. Shared Use Path From Odenton Road at Sappington Station Roundabout north to BWI Trail
8. Odenton Avenue

Mr. Pendracki motioned to approve the revised Priority Project List. Mr. Title seconded. The motion carried 5-0.

#### **Development Project Status Update [\[1:05:20\]](#)**

*Mark Wildonger, OPZ*

Mr. Wildonger presented the current status of ongoing development projects in the OTC. The majority of active projects within the OTC do not have any substantive updates.

The OTCAC provided comments and asked questions about whether OPZ has received guidance from the Maryland Department of Housing and Community Development (DHCD) on the legislation passed regarding transit-oriented development (TOD) and delays in OTC development proposals.

#### **Advocacy/New Business [\[1:17:50\]](#)**

*Martin Schroeder, Vice-Chair*

Mr. Wildonger presented an update on the Region 5 planning process. The Region 5 Stakeholder Advisory Committee (SAC) has been appointed by the County Council and will conduct its first meeting on October 19, 2024, at the Maxwell Frye Utility Operation Complex at 445 Maxwell Frye Road in Millersville. The Region 5 SAC will assist OPZ in the development of the Region 5 Plan and Comprehensive Zoning process.

Mr. Wildonger noted OPZ's attendance at the Piney Orchard Street Fair where public feedback was gathered on the Region 5 planning area.

The OTCAC discussed starting meetings earlier to accommodate OTCAC members' schedules and to prevent meetings from concluding later at night. Ms. Deeds motioned that beginning with the October 29th, 2024, OTCAC meetings will begin at 6:00 pm. Mr. Title seconded. The motion carried 5-0.

Ms. Gelwicks noted the Odenton Severn Sustainable Communities final draft is being circulated and will be shared with the OTCAC for their review.

#### **General Public Comment**

Ms. Hull voiced her support for Odenton as a great place to live and experience.

#### **Adjournment**

Ms. Gelwicks motioned to adjourn the meeting. Mr. Pendracki seconded. The motion carried 5-0 and the meeting adjourned at 8:02 pm.

*Note: These meeting notes should not be considered as verbatim, but offer an overview of the discussions of the Odenton Town Center Advisory Committee, Office of Planning and Zoning staff, and persons who offered comments.*