



M A R Y L A N D

Office of Planning and Zoning

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Gustav S. Kurtz, Jr.
Chair, Planning Advisory Board

Planning Advisory Board (PAB)
Hybrid Meeting: In-person and Virtual
October 8, 2025
6:00 PM

PAB Present:

Gus S. Kurtz, Jr., Chair
Lawrence Blevins
Michael DiPietro
Van Mason
Elizabeth Rosborg

Staff Present:

Michael Stringer, Planning Advisory Board Administrator, Office of Planning and Zoning (OPZ)
Jessica Levy, Planning Advisory Board Secretary, OPZ
Mark Wildonger, Senior Planner, Long Range Planning Section, OPZ
Sam Meyers, Planner III, Long Range Planning Section, OPZ
Cindy Carrier, Planning Administrator, Long Range Planning Section, OPZ
Christina Pompa, Deputy Planning and Zoning Officer, Planning Division, OPZ
Andrew Lazara, Planner I, Long Range Planning Section, OPZ

Others Present: Pat Alexander, Patricia Butner, Peter Coyle, Dennis Daniels, Priya Davey, Ralph Davis, Patrick Duncan, Michele Floam, E. Flood, D. Green, Theresa Gregory, Jean Marie Hofstetter, Jack Jacobs, Donald Jacoby, Joseph Jucha, David Klein, Dorothy LaPenta, Kelly Lewis, Nancy Mills, Robert Mudd, M. Rice, Abby Root, Carol Samurin, Debendra Sapkota, Caroline Scruggs, Alaine Seidman, Robert Shean, Stuart Siegel, Donna Smith, Donna Underwood, Brent Vicino, Meredith W., Arnold Wallenstein, Bob Anders, Greg Scruggs, Marilyn Lowery, Mary Klein, Pamela Murphy, Susan Schnur, Thomas McGinn, Ellen McGinn, Michael Mangan, David Phipps, Sandy Phipps, Paul Lohrmana, Jimmy Schugh, Christina Greulich, Jan Randall, Jacob Corder, Orhan Suleiman, Cathy Suleiman, Colin Jackson, George Percivall, Steven Onken, Peter Greulich, Brinda A., P. Tobias, Mary Tobin, Monica Revelle, Karla Johnson, Mike Kane, Barbara Piatt, Joanne Laboissonnive, Stephen Robinson, Joanie Bradford, Cathy Fleshman, Stephen Vaught, Ed Riehl, Susan James, Ann Reinhart, Lynn Beattie, Ken Wiswall, Terry Catucci, Brian Hartley, Deborah Thomson, Winkie Overton, Tina McKnight, Donald R, Bee Adams, Anthony Dunni, Jim Cheek, Barbara G., Jim Holman, R. Holman, William Kendrick, Irene Brown, Linda Egolf, Judy Wagner, Cheryl Wojnar, Michele Dougherty, Jeff Dougherty, Ronald Sroka Sr., Stephen Tull, Marsha Perry, George Rathlev,

Pat Huecker, Mary Jo Stephens, Cory Stephens, Denise Iversen, Christie Craven, Tanya Trapani, Rebecca F., Paul Baker, Lew McQuarrie, Michael Gannon, Joel Barry Brown, Robert F., Richard Talbot, Phil Hager, Patrick Owen, Chuck Bryer, Marie Bryer, Jean Holleran, John Holleran, Robyn Daly, Rick Daly, James Thompson, Andrew Meyer, Nita Settina, Eveyln Harris, Jerry Thoundayil, Sam Karides, E. Brown, Phil Dales, Desiree Cheek, Helen McMickle, John McMickle, Carol Day, Sue Kramer, Fred Kramer, Robert Lose, Martin Simon, Jack Evans, Trish L., Liz Strobel, Susan Lose, Meline Nordstrom, Colleen Turpin, Ed McCabe, Tiffany S., Heidi Vincent, Stephani Robbs, James Holman, Sarah Strobel

Call to Order

Mr. Kurtz called the Planning Advisory Board (PAB) meeting to order at 6:01 PM.

Approval of the Agenda

Ms. Rosborg motioned to approve the agenda, and Ms. Mason seconded. The agenda was approved 5-0.

Mr. Blevins motioned to approve the September 24, 2025 minutes. Ms. Mason seconded. The minutes were approved 5-0.

Mr. Kurtz provided a brief explanation of the role of the PAB.

Draft Region 5 Plans and Comprehensive Zoning Map

Drafts of the Region 5 Plan and Comprehensive Zoning Map are available on the Region 5 Hub site, aacounty.org/Region5.

Mr. Wildonger thanked the Stakeholder Advisory Committee (SAC) members in attendance. He explained that the main purpose of this meeting is the public hearing, and a longer presentation on the Draft Region 5 Plan and Comprehensive Zoning Map was provided at the September 17, 2025, meeting – see the Stay Involved section of the Region 5 Hub site for more details on the September 17 meeting.

The Region 5 Plan builds off of Plan2040 - the latest update of the County's General Development Plan. Mr. Wildonger highlighted key strategies recommended in the draft Region 5 Plan including: protect the Jabez Branch; manage traffic on MD 3; improve multi-modal transportation and safety; construct an aquatic center; and expand economic development efforts in the Odenton Town Center.

Mr. Wildonger described how Comprehensive Zoning was informed by the Region 5 process, and there are a number of recommended zoning changes. He showed the acreages for the existing zoning in Region 5, the PAB draft proposed zoning in Region 5, and the percent change between these categories. The largest recommended increase in zoning is to the OS (Open Space) zoning district. Many of the proposed zoning changes recommend aligning zoning with existing development.

Mr. Wildonger explained the various links on the Region 5 Hub site. He also provided an overview of the planning process that kicked off in the spring of 2024. The PAB is part of the process, and they will provide recommendations at a public meeting scheduled for November 19, 2025. The PAB recommendation, as well as the SAC and OPZ recommendations, will be transmitted to the County Council in early 2026. The County Council will also hold public hearings before voting to adopt the Region 5 Plan and Comprehensive Zoning Map.

Public Hearing

Mr. Kurtz opened the record for verbal testimony on the Region 5 Plan and Comprehensive Zoning Map.

Phil Hager represents Athletic Performance Inc. (API) at 740 MD 3 South Lane (zoning application CZ-R5-GAM-0007). API is a for-profit business that provides indoor sports facilities for youth sports leagues. The facility serves over 1,000 families annually. Mr. Hager stated that both OPZ and the SAC support the application for a change from C2 to C4 zoning on the entire 3.5-acre property. He noted that MD 3 in this area is dominated by C4 zoning, and C4 zoning will allow the business to continue to thrive.

Stephen Vaught owns API at 740 MD 3 South Lane (zoning application CZ-R5-GAM-0007). He has operated API at this site since 2011, and plans to continue operating at this location. He supports the OPZ and SAC recommendation for C4 at this site.

George Rathlev represents the owners of CZ-R5-GAM-0013 on MD 3. The owners request a change from C2 to C4 zoning on the approximately two-acre property. The site is currently undeveloped. Mr. Rathlev noted that the surrounding properties are commercial businesses, and there is C4 zoning in the area. He stated that an adjacent development is bringing water and sewer to the area. Mr. Rathlev acknowledged the traffic on MD 3, and noted that C4 zoning is consistent with the surrounding area and the planned traffic improvements on MD 3.

Patrick Owen represents Eastern Performance Cycles at 1318 MD 450 (zoning application CZ-R5-GAM-0019). This site is currently zoned C1 with a Non-Conforming Use Certificate (NCU) for W2 uses. Mr. Owen explained that the property is a multi-generational family business that is involved in motorcycle parts and golf cart sales. He stated that the owners requested C4 zoning to support the existing business, eliminate the need for the NCU, and permit future business opportunities in other small vehicle markets.

Marsha Perry provided testimony on the Region 5 Plan. She stated that the area has changed over time. She noted concerns about environmental degradation and a lack of infrastructure to support new mixed-use development. She believes the County has ignored environmental preservation and restoration of the natural environment. She also commented that development has outpaced school capacity.

Phil Dales represents Two Rivers Associates. He stated that the zoning applications (CZ-R5-TRS-0001, CZ-R5-TRS-0005, CZ-R5-TRS-0006, and CZ-R5-TRS-0007) request to maintain the currently adopted zoning. He added that the developer is not opposed to the OPZ-recommended changes to align zoning boundaries with the originally adopted zoning lines. He noted the importance of not changing the zoning in the Planned Unit Development (PUD) as the approved density and uses in the PUD are based on zoning across the entire development.

Ed Riehl provided testimony on CZ-R5-TRS-0005, which is Parcel O in the Two Rivers PUD. He represents Friends of Two Rivers, which was founded to advocate for homeowners. He noted that the Two Rivers developer plans to build more residences on Parcel O, and that a survey of 500 current residents shows that 83% of respondents are opposed to the additional development. He commented on the 2016 agreement between the Two Rivers developer and the Forks of the Patuxent Community, which notes that Parcel O is reserved as a community amenity. He

advocates that the entirety of Parcel O be changed to OS zoning in accordance with the agreement.

Cathy Fleshman represents the Forks of the Patuxent community, and asked that they be a named community on Region 5 maps. She provided testimony on CZ-R5-TRS-0005, which is Parcel O in the Two Rivers PUD. She stated that she is against any zoning changes on this parcel other than to OS zoning. She commented on environmental degradation and traffic that negatively impact the community. She advocated against new housing in the Two Rivers PUD.

James Holman provided testimony on CZ-R5-TRS-0005, which is Parcel O in the Two Rivers PUD. He is a resident of the Forks of the Patuxent community, and he is opposed to the development of Parcel O and any requests for upzoning in the Two Rivers PUD. He commented on the 2016 agreement between the Two Rivers developer and the Forks of the Patuxent Community, which notes that Parcel O is reserved as a community amenity. He stated that the 2016 agreement also limits the Two Rivers PUD to 2,060 homes.

Joel Barry Brown provided testimony on CZ-R5-TRS-0005, which is Parcel O in the Two Rivers PUD. He is opposed to the development of Parcel O. He commented on the 2016 agreement between the Two Rivers developer and the Forks of the Patuxent Community, which notes that Parcel O is reserved as a community amenity. He stated that the 2016 agreement also limits the Two Rivers PUD to 2,060 homes. He noted traffic concerns that will be exacerbated if there is further development. He added concerns about the Two Rivers developer interfering in Homeowner's Association business.

Andrew Meyer provided testimony on the Two Rivers PUD. He stated that in 2006, the Two Rivers developers proposed to build a 55 and older residential subdivision with a golf course and agricultural center. He noted that in 2016, the Two Rivers developers requested a change to allow all ages. He commented that the Two Rivers developers said Parcels O (CZ-R5-TRS-0005) and NR (CZ-R5-TRS-0001) would be parks and requested that the zoning of these parcels be changed to OS or RA.

John Holleran provided testimony on CZ-R5-TRS-0005, which is Parcel O in the Two Rivers PUD. He is opposed to the development of Parcel O and any requests for upzoning in the Two Rivers PUD. He commented on traffic congestion that negatively impacts the community and threatens public safety. He noted that the new school built for this area is already at capacity.

Robyn Daly is a resident of Two Rivers and she provided testimony on the use of Federal Emergency Management Agency (FEMA) maps. She stated that the FEMA maps are outdated and that climate change will exacerbate flooding. She asked that more research be done to better predict flood risk. She noted concerns about flood risk associated with continued development.

Nita Settina provided testimony on the Region 5 Plan. She works for the Center for Ecosystem Recovery, which is attempting to restore the Jabez Branch. She also served on the Region 5 SAC. She urged the PAB to recommend that the environmental strategies regarding the Jabez Branch be prioritized and implemented in the short term. She noted that past planning efforts, including Plan2040, included recommendations for a Jabez Branch overlay zone to protect the ecosystem.

Mary Tobin provided testimony on the need for improved communication between the State, the County, and residents regarding the South Shore Trail. She noted there is confusion about updated property lines after the easement to create the South Shore Trail, and that there are tax

implications of not knowing the accurate boundaries. She also noted traffic concerns at the intersection of Gambrills Road and MD 175 and requested a traffic light or roundabout.

Orhan Suleiman provided testimony on CZ-R5-TRS-0005, which is Parcel O in the Two Rivers PUD. He noted that the traffic concerns in the Two Rivers community threaten community safety. He stated that existing public facilities are unable to support existing residential development. He commented that the traffic concerns will only be exacerbated by the developer's proposal for additional residences.

Jacob Corder provided testimony on the Naval Academy Dairy Farm. He is the co-owner of the horse farm on the Dairy Farm, and he noted that the deterioration of the property is detrimental to his operation and people's experiences at the site. He commented that the Master Plan for the site has not been implemented and that the County does not invest in the infrastructure on the property. He noted that he performs maintenance tasks like snow removal and building repair. He advocated for the County to invest in the property and maintain it.

Sarah Strobel provided testimony on traffic concerns on Dairy Farm Road. She stated that the existing traffic calming devices are not effective. She noted that there was a recent hit and run accident.

Mary Tobin provided testimony on the Dairy Farm Master Plan. She stated that the plan was accepted by the County, but that it has not been implemented. She noted that aspects of the plan could be implemented and provide improvements.

Jacob Corder provided testimony on the Naval Academy Dairy Farm. He stated that in the absence of County-implemented improvements, the small businesses operating at the Dairy Farm have provided the routine maintenance for the site. He advocated including the small businesses operating at the Dairy Farm in the planning process.

Mr. Kurtz closed the record for verbal testimony on the Draft Region 5 Plan and Comprehensive Zoning Map. The record for written testimony will remain open until 11:59 PM on Wednesday, October 22, 2025. Written testimony can be submitted through an online survey tool that is linked on the Hub sites.

Adjournment

The next PAB meeting on Region 5 will be on Wednesday, November 5, 2025 at 5:00 PM at the Office of Planning and Zoning.

Mr. Blevins motioned to adjourn the meeting, and Ms. Rosborg seconded the motion. The meeting was adjourned at 7:31 PM.

Respectfully Submitted,



Jessica Levy
Secretary, Planning Advisory Board



Gus Kurtz
Chair, Planning Advisory Board

These minutes should not be considered as verbatim, but do encapsulate comments made by the PAB, its staff, and persons who offered comments.