

Olde Mill Village Crier

*Published monthly by the
Village of Olde Mill Community Association
P.O. Box 366, Millersville, MD 21108*

*Email articles to crier@vomca.org
Articles are due by the 21st of the preceding month.
VOMCA Meeting: Wednesday, June 5, 2013
7:00 p.m. at Olde Mill Pool*



Volume 43, Number 6 / JUNE 2013

President's Message

It's official. Summer is finally here! A big welcome back to all pool members, both new and old. Our opening weekend went great, although a bit chilly. There are still memberships available at Olde Mill Swim Club. What an awesome way to spend those lazy summer days. Don't forget there are spots left on our Olde Mill Swim Team and in swim lessons as well. Membership information can be found online, or stop by the pool to pick up a packet, and check it out!

I want to give a huge thanks to Rick Behringer and Kevin Kendall for helping to get the pool ready this season. Also to the Parker family, Al Miller, Scott Bivens, all our guards, and everyone else who helped out.

FOOM has some exciting events coming up to help raise funds for playground improvements, including pizza nights and a craft fair. Make sure you check them out.

The next meeting date is Wednesday June 5th. The pool board will meet at 6:30 pm and the VOMCA membership meeting will begin at 7:00 pm. Both meetings will take place at Olde Mill Swim Club. I look forward to seeing everyone there.

—Sara Lattanzia, VOMCA President

Cautionary Tale About New Traffic Regulations

Dear *Village Crier*,

My parents have lived on the north side of Kenora Drive for more than 40 years. Though rarely done, it was never an issue if someone occasionally parked on the street in front of the house facing the movement of traffic on that side of the street. Such an occasion took place at 6:30 a.m. on a recent Saturday morning, when I stopped by after a 14-hour work shift, as always, to check in on my elderly parents.

At the time, not a soul was on the street and the sun hadn't even come up yet. I had rolled my ankle several hours earlier, and I was limping from the pain. I chose to turn onto Kenora Drive by way of Brandon Drive rather than Old Mill Road, which enabled me to open my parents' mailbox through my driver's side window to retrieve their mail, then pull forward a few feet to park at the bottom of the driveway. Doing this also placed my driver's side in the downhill slope of the street, which made it easier for me to get out of the car with my hurt ankle. I took the mail and newspapers into the house and set about my normal routine. In the seven minutes or so that I was inside the house, an Anne Arundel County police officer apparently pulled up, wrote me a parking citation, and left before I even returned to my car. I was shocked to find a \$45 ticket under my windshield wiper, indicating my offense – "12-3-102(e)(1) facing opposite direction of authorized traffic movement."

I am not a scofflaw and I had never received a parking ticket before in my life, let alone while parked at the family home, of all places. Some online research revealed that the parking violation I had unknowingly committed went into effect on May 10, 2012. Considering that many families in Olde Mill, including mine, have lived in the community for decades and occasionally parked that way without it being an issue, one would hope that Anne Arundel County police officers would issue warnings, not tickets, until word got around of this new parking law.

Rather than pay the fine, I requested a trial in order to plead my case. As luck would have it, the officer was sick on the date of my case and so it was dismissed. Still, I feel compelled to warn my neighbors and try to spare them the aggravation of being issued a costly citation for violating this or any of the other new parking offenses that went into effect last year. Below is a link to the written directive that lists in red what now constitutes a parking violation in Anne Arundel County. I encourage all Olde Mill residents to familiarize themselves with the methods of parking that are now illegal, and thus subject to ticketing and fines.

Amy Walters

<http://www.aacounty.org/Police/RulesRegs/Sections17-19/1903%20Memo%2012-012%20Updated%20Parking%20Violations%2005-10-12.pdf>

Update From Your Friends at FOOM

We'd like to thank everyone who donated items for our Flea Market or participated by renting a spot at it. It was a success! We've had a lot of requests to hold another one in the fall so start collecting your unwanted items and as soon as we have it scheduled we'll let you know! This next one will run the same as the last – you can either rent a spot and sell your items yourself or you can donate items to FOOM and we'll sell them and keep the profits for FOOM.

Here are the fantastic events we have planned for the month of June!

Pizza for Playgrounds – Each Monday, for the entire month of June, forget about cooking dinner! When you order dinner through the following restaurants on these dates, a portion of your check goes directly to the playground! What a delicious way to help raise money! Please remember to mention you are supporting “Olde Mill Playground” at the time you place your order or write it on your receipt that the restaurant keeps.

All orders need to be placed between 5 pm – 9 pm on the following nights.

Mon. June 3 – Ledo Pizza, 8531 Veterans Hwy (410) 729-3333 (Dine in or carry out!)

Mon. June 10 – Dominoes, 8258 Veterans Hwy (410) 987-3000 (delivery!)

Mon. June 17 – Pizza Hut, 8149 Ritchie Hwy (410) 647-1701 (delivery!)

Mon/Tue. June 24/25 – A-1 Pizza, 695 Old Mill Rd. (410) 729-0900 (Dine in, carry out or delivery!)

Craft and Vendor Fair - Come to Barlowe Field and the basketball courts on June 15 from 12n - 4pm and enjoy local vendors and a rock painting craft for kids at our Craft and Vendor Fair! We will have various local crafters and vendors there selling their unique goods, rock painting for the kids to decorate, snow cones from the Kona Snow Cone Truck and 9 summer themed holes from Mov’N Mini Golf. It’s family fun for all ... right in your neighborhood! There is a fee for each of these activities.

If you are interested in participating in the craft/vendor fair, please contact Helen at 202-468-4951 or print out, complete, and return the application that is in this newsletter.

Want to know what our efforts have done up at the playground so far? We've removed the rusted, unsafe swing set and are prepping that area for a beach volleyball set up that has been ordered and is on it's way. We've purchased 2 new baby swings for the swing set and those have been hung. We've cleared out the flower boxes and planted new plants/flowers in them and have been working hard on watering and weeding those areas. We have pulled up the rubber borders around the play structure and straightened them out and we have wood chips being delivered soon to fill in the area of the swings and play structure.

Anytime you are near the park we'd love for you to stop over and see our efforts!

Not able to participate in any of these fundraisers, but still want to help make a financial contribution? You can send your tax-deductible donation to: FOOM, Inc., PO Box 151, Millersville, MD 21108. Please make your check out to FOOM, Inc. and note in the memo section that it is a donation for the playground fund.

Thank you to everyone in the community for the support! For more information or how to help improve

Barlowe Field and the playground, you can call Andi Campbell at 410-903-2316, visit www.friendsofoldemill.org or like us on Facebook www.facebook.com/TheVillageofOldeMill.

—Andi Campbell

Community Yard Sale Was a Hit

Thanks to everyone who made the combined VOMCA Community Yard sale and FOOM flea market on May 18 a big success. Lots of neighbors and shoppers from all over the area came to find a treasure amid the variety of choices. Many streets had yards full of merchandise and some people chose to rent a space at the pool parking lot to sell their items. All rental fees went toward the playground renovations.

FOOM had a large variety of donations from which the shoppers could choose with all proceeds to benefit the playground. Total profit made from these sales was \$720.25.

Olde Mill Mosquito Control Spraying on Wednesday or Thursday Evenings

The Maryland Dept. of Agriculture will again provide spraying service for adult mosquito control, as described in last month's *Crier*. The nights that have been assigned to Olde Mill are either Wednesday or Thursday. If you choose to not participate, go to this website to opt out: <http://mda.maryland.gov/plantspests/Documents/mcsprayexemption.pdf>.

You can also contact the Department of Agriculture directly with your concerns at 410-543-6626.

If anyone is having an issue with mosquitoes, please contact Sarah Hakulin at 410-987-1239. Remember, standing water in flower pots, old tires, and trash or garbage around the yard is a breeding ground for mosquitoes. Please see that items that could collect water are disposed of or covered.

Be on the Alert for Vandalism

The Friends of Olde Mill are diligently working to create a pleasing environment for all of us in this community. They have worked hard to remove the weeds from the flower boxes and have planted new plants in these boxes to beautify the area around Barlowe Field. Please alert police if you see anyone vandalize or pull up the plants that have been planted or disrupt the new mulch that has been purchased with money raised from their past events.

We need to take pride in our community and show our appreciation to those who have taken their time to plant and clean up these boxes and the playground. Show your support by picking up trash and by making sure you leave the grounds better than you have found them.

Single Family Residential Detached & Townhouse Subdivision

Attached at the end of this issue of the *Village Crier* are the minutes and map from the meeting held in May regarding the newly proposed subdivision that begins behind Minton Ct. and ends at Bernard Dr. South. This meeting was to inform residents living within 175 feet of the proposed development of the intent of Elm Street Development to build.

Snyder still owns the Wade property land that goes along Elvaton Rd, Oakwood Rd., Old Mill Blvd., and abuts up to Pond Ct. and properties along Ahearn Dr. The right-of-way that Elm Street Development is in process of securing is part of Oakwood Rd. extended to Obrecht Rd. This part that Elm Street is in process of securing begins near Minton Ct. The beginning of that right-of-way is on the Snyder-owned property at Old Mill Rd. This portion is still not decided.

Snyder has an option to build till January 30, 2014.

If you have concerns and issues, contact County Councilman John Grasso, District 32, at 44 Calvert Street, 1st Floor, Annapolis, MD 21401; Annapolis Office phone (410) 222-1401. Email: john.grasso@aacounty.org.

Village of Olde Mill Community Association Members Are Eligible to Join Tower

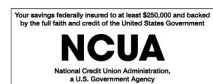
Lower loan rates • FREE checking



Tower's Lowest Car Loan Rates on Record

Apply online.

Visit the Millersville Branch in Old Mill Plaza.
For other branch locations, go to towerfcu.org.



**To view current loan rates,
visit towerfcu.org**

The Village of Olde Mill Community
Wants You For Our
Handmade Craft and Home Vendor Show

SATURDAY, June 15, 2013 from 12:00 – 4:00 PM

(Plan to arrive around 10:30 am for set up; come to the pool parking lot to be directed)

Barlowe Field, 490 Chalet Dr., Millersville, MD 21108

\$25 a space

All proceeds benefit the playground improvement fund

Please bring your own table, chairs, canopy, and displays
for your craft. We will have some canopies available
on a first-come, first-serve basis.

Rain dates Saturday 22nd or 29th June 2013

Any questions, please contact Helen at 202-468-4951

Fill out information below and send with a check payable to **FOOM, Inc.** to:
FOOM, Inc.; Attn: Craft Show; PO Box 151; Millersville MD 21108

----- CUT HERE -----

Village Of Olde Mill Community Craft / Vendor Show Application

Name: _____

Contact Number(s): _____

Brief Description of Craft/Vendor: _____



Crafter and Vendor Fair Family FUN Day

Sponsored by



In the VILLAGE OF OLDE MILL
490 Chalet Drive, Millersville, MD 21108

Saturday, June 15

12pm – 4pm

Day Featuring:

Local Crafters

Local Home Vendors and Merchants

FUN time for kids and their parents!

Buy, Paint and Dedicate a ROCK for the Garden

Mov'n Mini GOLF

And buy a snow cone or two to enjoy from the Kona Snow Cone Truck!

All proceeds to help benefit the playground fund for Barlowe Field Playground

Minutes of Swim Club and VOMCA May 8 Meetings

Swim Club

Meeting was called to order by President Sara Lattanzia at 6:30 pm to discuss pool business.

Treasurer Colleen Flack reported 123 active members, no count was available for inactive. At this time in May 2012, there were 150 members and 50 inactive. Banking: \$30,826 in checking account and \$20,023 in savings.

A hot-water tank was reported to be needed and a new pump for the pool at \$1200.

The new donated defibrillator must be registered and inspected monthly with record keeping. A wall mount must contain the device in an unlocked area during swim team and pool events. Money for 2 pads for adults and children must be secured at \$120.

Guest passes—10-- \$35 will be for sale.

Red Cross is charging \$350 for a banner and cards to use their name. Lesson cost raised to offset cost of Red Cross. 35 registered swim team students with capacity for 50. Motion carried to pay \$350 to Red Cross.

Youth activities will be posted in *Crier* at the pool.

Voted for month of July that the pool will be open till 9:00 pm on Thursday nights.

New Treasurer for Pool, Paul Shaffer. Thanks, Paul.

VOMCA

Meeting called to order by Sara Lattanzia at 7:00 pm at the pool following swim club meeting.

Treasurer Report from Colleen Flack: Checking \$4,831.63 and \$1,579.35 Savings.

Membership report: 113

New development called Zeman Assemblage was discussed and residents on Bernard Dr. South and Ahearn Ct. expressed concern regarding the height of the townhouses and close proximity to existing Olde Mill homes. (See minutes from builders' informational meeting at the end of this *Crier*.)

FOOM activities for June include Pizza Night with various vendors giving us percentages of any pizza sold, to help fund the playground efforts. Call Andi Campbell at 410-729-9592 for information.

Furniture at the pool is in disrepair and we need to purchase new. A motion was made for VOMCA to donate \$1,000 to the pool for purchase of new pool furniture. The motion carried to donate the money.

A new president for FOOM is needed to fill the place of Michael Hakulin, Jr., who resigned in May. If you would like to volunteer, contact 410-987-1239. We thank Michael for his many years of service and hard work in furthering the renovation of the playground/basketball court and general area at Barlowe Field.

Respectfully submitted by Sarah Hakulin, Acting Secretary

Doorstep Packages Pilfered

There have been reports of packages being stolen from residents' porches in the past month. Reportedly a blue Honda has been seen, with teenaged passengers snatching packages left by UPS and FedEx. The delivery drivers are aware of these issues and will try to put the boxes out of sight behind bushes, etc.

If you see anything suspicious, call 911.

Q&A and Map of Proposed Zeman Assemblage Development

**Messick Group, Inc.
T/A Messick &
Associates**

Memo

Date: May 21, 2013

To: Anne Arundel County Planning & Zoning

From: Rob Tipton

cc: Attendees
Adjacent Property Owners
County Council Representative John J. Grasso

Re: **Pre-Submission Community Meeting Minutes
Zeman/Neidert Property
AACO Tax Map 23 Grids 1 & 2 Parcels 374, 388, 389, 540, 615, 141, 624 & 661**

A pre-submission community meeting was held in the media center of Woodside Elementary School, 160 Funke Road, Glen Burnie, MD 21061 on May 7, 2013 at 6:15 pm. Approximately twenty-three people attended the meeting, along with the developer and the engineer's representatives. Below is a summary of the presentation and discussion:

Jim Krapf, the Project Manager and Vice President with Elm Street Development, opened the meeting by explaining that Elm Street Development is a land development company that has been developing land in Anne Arundel County for the past 20 years. Elm Street is the contract purchaser of the properties and their role is to design, develop and sell finished lots to home builders. It has not been decided which builder will take on this project.

The property consists of 12 parcels which are about 70 acres and have multiple zoning coverages. The east side is zoned as R2 which allows two units per acre and will consist of single family homes. The west side is zoned as R5 which allows five units per acre this area will implement townhouses. With the combined zoning and taking out sensitive areas, wetlands, etc., the property acreages allowed for 220 homes by code. The project will be proposing 202 houses in this subdivision with the current layout configuration. Specifics are: 100 single family homes, 98 townhouses and 4 existing houses which are residents of Zeman Drive. The single family homes are estimated to be 2,500 sq. ft. on lots of ¼ acre size. The townhouses proposed will be a product of either 22 ft. or 24 ft. of width and 40+ foot depth. There is one existing access point on Zeman Drive and a 2nd access point into the community is being proposed 900 ft. east of Zeman Drive along Obrecht road. This community will be serviced with public water and sewer. There will be approximately 3.1 acres of recreational area, 20 acres of forest conservation area and a 50-100 ft. buffer area around the peripherals of the site.

Mr. Krapf explained that the project must go through three steps review process prior to approval by Anne Arundel County: Sketch Plan approval, Final Development plan approval and Grading Permit approval.

The sketch plan is the first step. Our goal is to get it submitted in approximately 30 days. This process shall take about 12-18 months to get approval. During this review process the roads, school capacity, water, sewer and storm drainage will all be reviewed to make sure they are adequate. Final engineered site plans for the infrastructure and storm water management are completed during the Final Development plan this process will take about 12 months to complete. The grading permit process is the last step, and that can take 6-9 months. It will take at least 3 years before actual site work would commence.

We will have another community meeting during the final development plan stage so the public can be notified of any changes that were made.

The floor was then opened for questions and the following questions and answers were given:

Q – Will this site be rezoned? Will there be another meeting for zoning?

A – No, it does not have to be rezoned. The existing zoning that is in place will be used and allows the proposed site plan.

Q – Will the townhouses fit in the R5 zoning? Will there be 5 units on each one acre?

A – Yes, townhouses are permitted in R5 zoning. The county code allows the proposed uses next to each other. Yes, there will be 5 units per acre.

Q – Footprint and coverage is greater than 5 units per acre in certain areas?

A – Townhouses are permitted on R5 zoning. It is use by right and a waiver is not required. (10 acres per gross permitted use in zone). Five units per acre pertains to the total land area zoned R5. Therefore, the number of units permitted is determined by multiplying the land area (less undevelopable area) by the zoning of 5 units per acre.

Q – Why were some houses not approached by developer?

A – The development is located within predetermined water & sewer service area and certain properties are located outside of that area.

Q – What are the allowances for schools and children?

A – Testing for schools is done during the Adequate Public Facilities process. Schools will be tested for adequate capacity. The schools are Old Mill High School, Old Mill Middle North and Southgate Elementary.

Q – Where do you start?

A – We typically start at the center access point of the property and work our way in. A balance of financial impact and market demands dictate how much of the property is developed at one time (townhomes vs. single family homes).

Q – What happened with Shipley's Choice? Age-Restricted? Schools?

A – When it was time to test the school for this specific community, the Old Mill feeder system did not have adequate capacity. This was many years ago and since then there has been redistricting and the school service area is now open.

Q – What is the price range for the single family homes and for the townhomes?

A – It depends on the market when the time comes. Guessing prices to be mid \$500,000 base for single family homes and mid \$300,000 base for townhomes.

Q – What if this project passes the test for adequate capacity in the school but by the time it is built there are changes?

A – AACO tests the number of students assuming projects are fully built. They use projections of 3-4 years out to account for growth through a school feeder system.

Q – There is a subdivision south of this call Solomon's Choice? Do they use the same systems? Access Obrecht Road?

A – I believe they access Severn Road and the subdivision does not directly connect to Obrecht Road. We have to test for adequacy of roads during the Sketch Plan process. An analysis is completed thru a traffic impact study which is a traffic test and a road study. Given the age of Obrecht Road and narrower travel lanes, it would be typical if certain sections of the road would need to be widened or repaved to adequately handle traffic.

Q – How many stories will the townhouses be?

A – It depends on the topography of site, but they will likely range between 3 and 4 stories. Approximately 30 ft. to 40 ft. in height.

Q – Does the west side not have as much buffer compared to the R2 zone buffer?

A – The code states the townhouses in R5 zone require certain setbacks. A minimum setback of 100 ft. will provide a buffer to townhouse structure from the property boundary. Regarding grading, the site has a lot of topography. The perimeter is also very wooded.

Q – What is the distance from the back of the townhouses to Shady Hill Lane?

A – From the townhomes to the road is about 120 ft.

Q – Is it the same on the other border?

A – There is a 100 ft. from back of the unit to the property line.

Q – What is the buffer for?

A – Keeping the existing open area and planting.

Q. – What is the purple area on the site plan that abuts up to Ahearn Court?

A. – The existing houses that to remain along Zeman drive.

Q. – Will there be two community exits?

A. – Yes.

Q. – Regarding the old right of way on Oakwood Road, did you purchase this?

A. – We are engaged to acquire. It is a surplus property. It is primarily wetlands. The right of way does not impact the proposed access plan.

Q. – Will you connect the road through to Oakwood Road if you acquire it?

A. – There will not be a road connecting to Oakwood Road. It will never be built as a connector road.

Q. – What about the portion on Old Mill Blvd?

A. – We did pursue that portion of Oakwood Road and it is not incorporated with our subdivision.

Q. – Is there a plan for Oakwood Road?

A. – No.

Q. – Is there a plan for the existing access next to Shady Hill Lane?

A. – The existing access will be removed and is shown as green open space on the plan. As currently planned, it will become part of the open space and will likely be planted for reforestation.

Q. – What is the process to review with the county?

A. – Everything that is submitted to the county is open to the public. There are two required public meetings. Today is the first one. The second community meeting must happen within 45 days of the Final Development plan submittal. I, Jim Krapf, am happy to meet with you outside of the required meetings and can attend Homeowners Association meetings or meet individually with homeowners to answer any questions.

Q. – On the plan, what is the dash line on Shady Hill Lane?

A. – It is a stream in the recreational area. It can't be developed because it is deeded to the county trustee.

Q. – Once the county approves the design and the builder is involved, is Elm Street done? Can plans be changed?

A. – No, Elm Street is typically not done until the very end of the process. There are bonds and agreements that we are responsible for that covers paving, water and sewer installation, warranties, maintenance, etc. The agreements typically require that we are involved until 2 years after the last house is built. Once the plat is recorded and the subdivision is done, the builder can revise the plans, however they must submit formal plan revisions to the County for review and approval subject to county code.

Q. – If we get mud in our well, will the bond cover that?

A. – We are involved in earthwork, roads, water and sewer, etc. the county would have us make sure that we didn't cause the problem.

Q. – Is that standard that the developer is involved for 2 years after the last house is built?

A. – The final paving can't be done until the last home is complete. It is not possible for us to be released of our bonds until that time.

Q. – Is there a bond for development?

A. – No. There are bonds for all of the improvements we are proposing on the plans.

Q. – Who handles the status of the bond?

A. – There are dedicated staff at the county that deal specifically with bonds.

Q. – There is a woman that just moved in three weeks ago. There are concerns about a proposed house on the site plan? Is there opportunity to be made to revise before county review? Will her concern be considered?

A. – We can't build within 50 ft. of the property line due to setback requirements. The corner lot final location will be subject to the final wetland definition as well. We are happy to accommodate neighbors as much as possible and listen to their concerns.

Q. – The cul de sac right of the townhouses, where is it located?

A. – It is parallel to Old Mill. It is blocked by the Wade Property. It is nowhere near Elvaton Road.

Q. – Is there a minimum of 100 ft. behind townhouses?

A. – The yard depth is 25ft. – 50 ft. yard depth for townhouses, which provided 100' from the back of the townhouse to the subdivision property line. There is a 50 ft. setback requirement for the single family homes.

Q. – Is there a law that you have to replace so many trees?

A. – Yes, it is called the forest conservation act. 20% of the gross area is required to be for conservation (approx. 14.5 ac) We are above the required 14 ½ acres of conservation area. In addition we are required to reforest ¼ acres for every acre cleared. The additional conservation area provided

above the 14.5 ac. Min gets applied to the reforestation requirement. (leaving an additional ¾ acre to be planted).

Q. – How many single family homes and townhouses will there be?

A. – There is a total of 202 homes proposed. 100 Single family homes. 98 townhouses and 4 existing homes.

Q. – Will there be an age-restriction?

A. – No. Schools are open and the homes will be available to all ages.

Q. – What happens if the test for the schools fails?

A. – A few different things can happen. 1. We can make it to a 55 plus development. 2. We can sit and wait for 6 years. The law states that if the adequate public facilities school test fails, you must wait 6 years and then you can proceed. Another option would be for us to make changes to the school for it to hold the capacity of students that we need. Of course, that would be at the developers cost. But after waiting the required 6 years, the county is required to allow the subdivision to move forward

Q. – What is the time frame on the meeting minutes?

A. – You will receive the minutes before we submit the plans to the county

The meeting adjourned at approximately 7:20 pm. Any discrepancies or questions concerning the above may be reported to the writer at (410) 266-3212.

Respectfully submitted,

Robert Tipton, P.E.
Messick Group, Inc.
T/A Messick & Associates

