

CITY OF ABERDEEN ♦ COMPREHENSIVE PLAN UPDATE

STAKEHOLDER INTERVIEW: JENNY JARKOWSKI

Stakeholder: Jenny Jarkowski, Director of Planning & Zoning
Harford County, Department of Planning & Zoning

Date: Thursday, March 24, 2022 | 2:00pm-3:00pm | Teams Virtual Meeting

WM Team: Lauren Good, Project Manager
Nicky Davis, Planner
Ray Moravec, Vice President of Planning

City Staff: Phyllis Grover, Director of Planning & Community Development
Stefani Spector, Senior Planner

STAKEHOLDER INFORMATION

Jenny has been the Director of Planning & Zoning for Harford County since January 2021 and previously served as the Deputy Director since January 2015. In this role, she oversees the long-range planning, zoning administration and enforcement, mapping, development review, and agricultural preservation services offered by Harford County.

Email: jbjarkowski@harfordcountymd.gov
Phone: 410.638.3103
Department: <https://www.harfordcountymd.gov/164/Planning-Zoning>

DISCUSSION TOPICS

FROM YOUR PLANNING PERSPECTIVE, WHAT ARE THE KEY ISSUES THE COUNTY AND ABERDEEN ARE FACING TODAY? WHAT ABOUT OVER THE NEXT 10-20 YEARS?

- Seven years ago, the County went down the road looking at accessory dwelling units to see if they would be palatable. So many roadblocks were brought up in Harford County because of its suburban nature—they were just insurmountable in some ways, particularly due to the availability of emergency services, metering, and addressing. There's a question about how do these uses become practical?
- Restructured cottage housing. There has been an increased need for people to have relatives live with them within the same unit, so changes to regulations to make this easier to navigate would be beneficial.
- Apartment interest is dwindling.
- Minor changes in people not going to the office due to Covid (i.e. changes to how people are working).
- County has been very focused on their Greenhouse Gas Plan, Bicycle & Pedestrian Master Plan; staying away from more of the traditional economic development plans.

THE COUNTY'S COMPREHENSIVE PLAN INCLUDES SPECIFIC IMPLEMENTATION ITEMS RELATED TO THE IDENTIFIED ABERDEEN/BUSH RIVER/HAVRE DE GRACE COMMUNITY PLANNING AREA THAT WOULD INVOLVE SPECIFIC COORDINATION WITH THE CITY. COULD YOU SPEAK TO THEIR STATUS/COUNTY PLANS FOR MOVING FORWARD WITH THEM OR OTHER SIMILAR EFFORTS THAT SHOULD ENTAIL COORDINATION EFFORTS?

- A Route 40 Corridor Study in being completed in conjunction with the Baltimore

Metropolitan Council.

- Planning & Zoning is working on finalizing the 5-year update/midpoint check on Harford

Next (hoping to have ready sometime soon). There were 486 implementation strategies identified in Harford Next.

DO YOU HAVE ANY GENERAL COMMENTS OR CONCERNS ABOUT THE GROWTH OR PLANNING AREAS ABERDEEN IDENTIFIED IN THEIR 2011 PLAN? WE'LL BE REVIEWING THESE OVER THE COMING MONTHS TO DETERMINE WHAT, IF ANY, UPDATES MAY BE DESIRED AND ARE LOOKING FOR INITIAL INPUT.

- The City identified 17 Planning Areas. [Jenny} Wrote the initial Municipal Growth Element guidelines while at the Maryland Department of Planning and had initial concerns about this high number of areas. She previously suggested narrowing in on priorities. Major concerns focused being able

to provide basic infrastructure to the areas when it would be needed, and that land use and zoning wouldn't match up appropriately because annexations that come in to the City will have a more intense use. Everything annexing will be agricultural land and will be approximately 50% more dense.

CAN YOU DISCUSS ANY SUCCESSES OR IDENTIFIED PLANS FOR THE COUNTY'S EFFORTS TO IMPROVE THE US 40 CORRIDOR AND YOUR THOUGHTS ON HOW THE CITY PLAN MIGHT STRENGTHEN OR FURTHER THOSE EFFORTS?

- Desired focus on beautification efforts or bike lanes going through the City but likely won't move forward without obtaining funding through MDOT District 4.
- County is putting bike lanes through Aberdeen.

- Great opportunities for median areas for plantings, etc. to show that you're in Aberdeen—this type of gateway treatment could encourage motorists to slow down because of the indicated pedestrian presence.

HAVE THERE BEEN ANY CHANGES TO THE COUNTY'S TIER MAP SINCE THE CITY ADOPTED IT THAT WOULD NEED TO BE ACCOUNTED FOR IN THE CITY'S COMP PLAN?

- The Tier mapping was previously agreed upon and there have been no changes.
- City ARPA funds are going to be used to make

improvements including adding a water tower and other infrastructure investments on the west side.

THE COUNTY'S WRE NOTED COORDINATION MEETINGS THAT OCCURRED AND POPULATION PROJECTIONS FOR WATER/SEWER SERVICE AREA BOUNDARIES WERE DETERMINED BY THE COUNTY. HAVE THESE PROJECTIONS BEEN UPDATED SINCE THE PLAN'S ADOPTION OR DOES THE COUNTY INTEND TO DO SO?

- Some internal conversations were held with Public Works. The Deputy Director is the best contact in reference to any data/capacity.
- County possibly needs new WWTP, depending on numbers or capacity. They

anticipate the City will have similar issues and seek funding from MDE to look at updating treatment plants as well, especially with additional units being built on the west side of City. How will those be served?

WHAT PLANNING EFFORTS ARE EITHER CURRENTLY UNDERWAY OR PLANNED THAT WILL IMPACT THE CITY OR SHOULD INFORM THIS PLANNING EFFORT.

- Development along Technology Drive with the potential for a police substation.
- Development along Gilbert/Long Drive and the fact that the style of development isn't

preferred due to the lack of services—zoning and land use designations do not seem to line up.

- Have seen permits go down significantly in

the County. This could be caused by the pandemic, rising construction costs, etc. There are a lot of things that are potential factors. The County is hopeful that sometime in the near future, things will get back to normal.

- Have seen a dearth of apartments in recent years. People are afraid to put down roots and buy something due to economy/world issues.
- Development of Carsins Run supposed to be a continuing-care retirement community (CCRC), but the developers pulled out citing a 30% increase in construction costs and per

the State, they have to have a 70% deposit by a certain time. CCRCs are so needed in the County—people want to stay in the County and age in place.

- Hopeful that at the 6-month mark, there will be potential increases in permits.
- Regarding school enrollment, some have gone down significantly. The Department has just updated enrollment projections and will forward spreadsheets as well as historical data.
- Regarding Census data, Al Sundara is a good contact at the State Data Center and would be a good contact for all things Census.

WE HAVE A COPY OF THE COUNTY'S 2021 TRANSPORTATION PRIORITY LIST; ARE THERE UPDATES OR CHANGES TO THIS LIST FOR 2022?

- They'll send FY23 once complete for April 1 submission to MDOT.
- Aberdeen Train Station improvements (e.g., parking and other improvements) have been included in the Priority Letter since 2012 and the Transit Oriented Development since 2007. These dates are stressed in the current letter.
- Some things are being earmarked at the federal level, not necessarily new projects but general discussions about the rail corridor

that would significantly impact Harford County. There is still no state brief on where billions from the federal government will be going.

- Woodley Road and Perryman Peninsula: Woodley Road did not receive federal funding so pulled out of TIA for planning studies. 30% design now; hoping to get federal dollars to move project forward.

WHAT HAVEN'T WE ASKED YOU THAT WE SHOULD HAVE?

- Don't have push for historic preservation in Aberdeen – a lot of the people who had been involved previously have died. Phyllis would like to have a program to promote it, but not a strong desire throughout the City. County is putting together new related grant soon—stay tuned!
- Friends of the B&O Train Station have applied for State funding and through legislative offices. Very interested in restoring the station.
- Served on Edgewood Small Area Planning Committee; a lot of things have been done related to this but a lot of things still left to do elsewhere.

Meeting Notes:

Lauren Good, Project Manager

Nicky Davis, Planner

M:\PROJ\221035.0001\Planning\PublicInvolv\Stakeholder Interviews\2022-03-24 JJarkowski_HCoPNZ.docx

Transcript Available:

M:\PROJ\221035.0001\Planning\PublicInvolv\Stakeholder Interviews\2022-03-24 JJarkowski_HCoPNZ_Transcript.docx

Recording Available:

M:\PROJ\221035.0001\Planning\PublicInvolv\Stakeholder Interviews\2022-03-24 JJarkowski_HCoPNZ_Recording.mp4