



Howard County Citizens Association

Since 1961...

The Voice Of The People of Howard County

Date: 19 April 2018

Subject: HCCA is Against the Proposed General Plan Amendment Regarding the
PSA on RT 108

My name is Stu Kohn and I am the President of the Howard County Citizens Association, HCCA. We completely agree with the most compelling testimony you will hear for not extending the Planned Service Area, PSA from the Chairperson Dan O’Leary of the Greater Highland Crossroads Association, You need to listen and not open up the flood gates to over development which we cannot handle. Will someone please tell the citizens of Howard County what is the real vision of our County? Why does the General Plan need to be amended? Stop the madness. You need to stay in bounds regarding the PSA. The simple question is what is the goal here? Why should the goal posts be moved out of the end zone?

What are the rationale and the compelling reason that the PSA should be extended? This case before you has nothing to do with the applicability of whether an Assisted Living facility of such magnitude is warranted and it has nothing to do with the CEF criteria. It is not about marketing. DPZ should have been explicit in recommending whether the PSA should be extended, but they chose to be non-committal. Please refer to page 19 of the TSR: It states, “DPZ finds this to be a beneficial approach and recommends that the proposed amendments to expand the PSA and change the Growth Tier and Place Type designation be approved to allow a further discussion to occur. Additionally, DPZ recommends that if the Zoning Board chooses not to approve the CEF-M district, specifically for a CCRC that all approvals revert to the Planned Service Area, Growth Tier and Designated Place Type in place prior to the amendment.” Furthermore refer to page 70 of PlanHoward2030 where it clearly states, “In the future, it should be anticipated that there may be isolated situations where minor PSA adjustments may be appropriate. We suggest when you go into your Work Session you simply ask this question. What is the definition of “minor?” How can this proposal be declared “Minor?” Why should you approve the PSA extension just to for the Zoning Board to hear the CEF and then taketh away if they disapprove the case?

If Erickson is really sincere in providing a facility for our senior population then simply tell them to build within the current boundaries. If you approve the PSA expansion it would be considered an illegal procedure and a major fumble on your part. You need to blow the whistle and state this project is permanently off sides and out of bounds.

Thank you,

Stu Kohn
HCCA, President