



**GREATER OLNEY CIVIC ASSOCIATION, INC.**  
**2024-10-08 Representatives Meeting**  
**Minutes**  
**APPROVED: November 12, 2024**

The 2024-10-08 Representatives Meeting of the Greater Olney Civic Association (GOCA) was conducted in-person in the Oak Ballroom, Sandy Spring Fire Dept, Sandy Spring, MD and online via Zoom Web Teleconference. President Irina Norrell called the meeting to order at 7:06 pm EST.

A quorum was present.. Those attending virtually are denoted by a V:

**Officers**

- Irina Norell, President (Norbeck Meadows)(Transportation Committee)
- Curtis Chappell, First Vice President (Olney Square)
- Matt Quinn, Second Vice President (Cherrywood) - V
- Tina Craun, Treasurer (Individual) - V
- Kristen Quinn (Norbeck Meadows)
- Helene Rosenheim, Recording Secretary (Highlands of Olney)

**Members**

- Anastasia Adams - V
- Bill Becker (Past President)
- Marco Colombini (Sandy Spring)
- Alden English (SEROCA)
- Howie Greif (Lake Hallowell) - V
- Lee Kidd (Cherrywood) - V
- Carolyn Knight (Olney Oaks SF)
- Diana Littlefield (Olney Acres) - V
- Juris Mohseni (James Creek)
- Mike Payne (Olney Oaks SF) - V

- Marlene Saulsbury (Forest Crossing)

**Guests**

- Dawn Leudtke, Montgomery County Council, District 7
- Maria Gil (Cherrywood)
- Mary Jane Geraci (Tall Timbers)
- Judith Hruz (Greater Olney News)
- Craig Kelley (Meadowvale/Gaithersburg)
- Paige Kelley (Meadowvale/Gaithersburg)
- Chris Kosly (Highlands of Olney)
- Jessica Kosly (Highlands of Olney)
- Aaron Kraut, Chief of Staff, Dawn Leudtke, Montgomery County Council, District 7
- Tim Lighter
- Bob McNally (Tall Timbers)
- Paul Mele - V
- Hilary Milla (Christie Estates) - V
- Deb Overly
- Darlene Saulsbury (Olney Mill)
- Ann G. Straw (Cherrywood)
- There were 2 names on the sign-in sheet that were illegible.

**Approval of the October 8, 2024 Agenda** - Agenda was approved as presented

**Approval of September 9, 2024 Minutes** - The minutes of the September meeting were approved as presented.

**Announcements - None**

**Discussion of Attainable Housing Strategies Initiative**

Irina N. introduced Dawn Luedtke, Montgomery County Council, District 7, to lead a discussion of the County's Attainable Housing Strategies Initiative.

Before opening the floor to discussion, Councilmember Luedtke noted:

- Nothing is formally before the County Council
- The Montgomery County Planning Board report simply provides some suggested ways to increase available housing,

- Ways to change zoning include modifying what is permitted in a zone or through passage of a Zoning Test Amendment (ZTA) that goes through both the Planning Board and the County Council before passage.

The following are some of the points or questions made during the discussion of this initiative between the attendees and Councilmember Luedtke:

- It was asked if zoning is meant to be restrictive in what can be developed, are changes to existing zoning allowing the possibility of a larger population good for the community. Councilmember Luedtke noted restriction is not always good zoning.
- Fairness is an issue to existing residents.
- Zoning can not be included as a ballot initiative based on the Maryland Constitution.
- Consistency of design would be addressed by a pattern book the report recommends.
- How will the pricing be policed so that it stays affordable?
- Would there be any way to send something out to the homeowners in affected zones for permission to make the proposed change? Councilmember Luedtke noted that no such permission is needed, but the Council is having listening sessions and doing other outreach to give residents an opportunity to state their concerns.
- If there is a conditional use, the owner and neighbors will have an opportunity to participate in the process.
- If 2050 population projections are too high now, what is this adding to a housing shortage if, in reality, we have enough housing planned now.
- Councilmember Luedtke noted:
  - There is no one piece that will solve the need for attainable housing.
  - Existing capacity in zoning is different than zoned capacity. What is zoned, is not what is necessarily what is being planned or built.
  - We need to do more to incentivize construction of housing with flexibility and affordability.
  - This initiative was not started in Montgomery Co. The Governor has introduced housing packages to the State Legislature with several housing bills to, in part, address this issue. The State and County initiatives are all in concert with each other and are moving in the same direction.

At the conclusion of the discussion, Irina N. noted that we will present a resolution for discussion at the November meeting and have a vote on the resolution, noting that only representatives vote on the motion or any amendments. She encouraged people to attend in person to facilitate the discussion.

In response to a question about whether HOA covenances prevail over a ZTA, Aaron Kraut noted that, HOA covenants are covered by State law and take precedence over anything done by local governments. However, State law can change and there are still legislators looking at changing this. But if nothing changes at the State level, HOA covenants will control.

### **Treasurer's Report**

Treasurer Tina Craun reported that:

- We recently received a \$1,000 County grant that will cover costs for the It's Olney Time event, exclusive of the cost of the beer.

### **Green Subcommittee Report**

Carolyn Knight reported that:

- There are currently 3 members on the Subcommittee. It is not clear yet how this will work with their own organizations and will work this out as the Subcommittee proceeds.
- They plan to separate trash, recycling and compostable items at the next Olney Days Party in the Park event. Composting results in less CO<sub>2</sub> because it is an aerobic process and landfilling is anaerobic.

### **Adjournment**

Adjourned: 8:47 pm EST

Submitted by Recording Secretary Helene Rosenheim