

# Meeting the Trends, Embracing the Future

Maryland Planning Commissioners Association  
36th Annual Conference



MPCA



November 6 & 7, 2019  
Aberdeen, MD



# Welcome Message from MPCA President, Danny Winborne



I want to warmly welcome each of you to the 36th Annual Conference of the Maryland Planning Commissioners Association. We are honored to be hosted by the Great City of Aberdeen, Maryland. We are so appreciative of the tremendous efforts of the host planning committee for their tireless work to put together this two-day conference for “Citizen Planners,” Boards of Appeals members, Professional Planners and all those who are passionate about the issues of Planning in the State of Maryland.

This year’s Conference Theme is: “Meeting the Trends, Embracing the Future.” MPCA leadership has worked hard this year to be “responsive and responsible” to our members. We embraced the challenge of “stretching” our organization and we developed a strategic plan to move ourselves forward. This year, we expanded our outreach by offering two regional workshops: in Hagerstown (3/29) and Annapolis (07/19) and we plan to continue these workshops as well as other educational offerings.

This year’s conference will offer several opportunities for information sharing, education, collaboration and enrichment in planning topics for our local, regional and state planning and boards of appeals leadership.

We hope you enjoy our conference and we invite you to join us on the Executive Board as we strive to continue “*Meeting the Trends and Embracing the Future.*”

Sincerely,

Danny Winborne  
President, Maryland Planning Commissioners Association and  
Chair, Gaithersburg Planning Commission

# Senator Robert Cassilly District 34, Harford County

## Thursday Lunch Keynote Speaker

Senator Cassilly was born in Havre de Grace, is a lifelong resident of Harford County, and has served his community, the county, region, state and our country with honor and distinction. He graduated from Bel Air High School and is a Johns Hopkins University ROTC distinguished military graduate. He earned a J.D. from the University of Baltimore Law School, with honors. He has practiced law in Harford County and throughout Maryland.



Senator Cassilly began his community career on the local level as a Commissioner and Mayor of Bel Air, Maryland. He served on the Harford County Republican Central Committee and the Harford County Council, District C. Senator Cassilly was also a small business owner in the City of Bel Air for ten years.

Senator Cassilly continued his public service, militarily, by deploying in 2006 to Iraq as a U.S. Army Major assigned to the 101st Airborne Division and led efforts to establish a provincial level government in Saddam Hussein's hometown of Tikrit. He was awarded the Bronze Star for his service.

Senator Cassilly lives in the Bel Air Historic District with his high school sweetheart, Debbie, where they are members of the St. Ignatius Catholic Church. They have five adult children. Senator Cassilly is currently engaged in the practice of law and has received numerous awards for providing free legal services to the disadvantaged.

## Wednesday, November 6, 2019

7:30 a.m.	Registration begins
9:00 a.m. – 12:00 p.m.	<b>Concurrent Sessions</b>
	<b>A</b> Planning Commissioners Training Course
	<b>B</b> Academy of Excellence Certified Training - Open Meetings Act
12:00 p.m.	Lunch
1:00 p.m.	Check in and Networking
2:00 p.m.	<b>Panel Discussion: Aberdeen and Harford County Planning Overview</b>
3:00 – 5:30pm	<b>Tours of Swan Harbor Farm and Frito Lay Facility</b>
6:00 p.m.	<b>Dinner &amp; Welcome Reception</b>

*Meeting the Trends,  
Embracing the Future*

**Maryland Planning Commissioners Association  
36th Annual Conference**

**November 6 & 7, 2019**  
**Aberdeen, MD**

MPCOA  
Maryland Planning  
Commissioners Association

# Schedule\*

## Thursday, November 7, 2019

7:30 a.m.		Registration begins
8:30 a.m.		Breakfast
8:30 a.m.		<b>Conference Opening</b>
		Welcome from Billy Boniface and Randy Roberston
<b>9:30 a.m.</b>		<b>Concurrent Sessions 1</b>
	<b>A</b>	Ethics/Ex Parte Communication
	<b>B</b>	Leveraging Layered Incentives for Community Development
11:00 a.m.		Break
<b>11:15 a.m.</b>		<b>General Sessions</b>
		MPCA Annual Meeting
		Legislative Update
		2019 Organizational Progress
<b>12:00 p.m.</b>		<b>Luncheon with Keynote Speaker</b>
		Senator Robert Cassilly
		Citizen Planner Recognitions
<b>1:15 p.m.</b>		<b>Concurrent Sessions 2</b>
	<b>A</b>	Housing Trends (1.5 AICP CM Credits)
	<b>B</b>	Nuts and Bolts of Being a Planning Commissioner
2:45 p.m.		Break
<b>3:00 p.m.</b>		<b>Concurrent Sessions 3</b>
	<b>A</b>	Working with the Public for Positive Results (1.5 AICP CM Credits)
	<b>B</b>	The Secrets of Successful Communities
<b>4:30 p.m.</b>		<b>Conference Adjourns</b>

### Concurrent sessions room assignments:

**A** – Susquehanna Room

**B** – The Boardroom

\* See all speaker bios at the end of the program

# Conference Sponsors



**Maryland**

DEPARTMENT OF PLANNING



# Maryland Planning Commissioners Association 2019 Conference

## November 6-7, 2019 Program

### Wednesday, November 6

**7:30 a.m. Registration begins**

### **9:00 a.m. Planning Commissioners Training Course**

The Smart and Sustainable Growth Act of 2009 passed in the 2009 session of the Maryland General Assembly requires local jurisdiction's (county or municipal) Planning Commission/Board and Board of Appeals members to complete an education course. The Maryland Department of Planning created this course with input from the Governor's Task Force on the Future for Growth and Development, the Maryland Association of Counties (MACo), the Maryland Municipal League (MML), the Maryland Planning Commissioners Association (MPCA) and others.

*Chuck Boyd; Paul Cucuzzella; and Joe Griffiths*

### **9:00 a.m. Open Meetings Act Training**

In the 2017 legislative session, the Maryland General Assembly passed legislation requiring at least one member of each public body to take a training class on the Open Meetings Act. Under current law, each public body must designate at least one individual who is an employee, officer, or member to take the training class. While employees or staff can continue to take the training class, at least one member of the public body must be also designated to take the class. This training satisfies the requirement.

*Frank Johnson*

### **12:00 p.m. Lunch**

### **1:00 p.m. Check in and Networking**

### **2:00 p.m. Aberdeen and Harford County Planning Overview**

*Phyllis Grover and Joel Gallihue*



## 3:00 p.m. Tours of Swan Harbor Farm and Frito Lay Facility

More than 200 hundred years ago, Mr. John Adlum ran the 500-acre estate that is now Swan Harbor Farm as a wine making enterprise. The wine made here, on the shores of the Chesapeake Bay, was so good that Thomas Jefferson ordered 165 cuttings from the vineyard's vines to be planted in Monticello. After the Adlum era and a series of short-term ownerships, John Kenney of Washington, D.C., bought the property in 1951. In 1986, Mr. Kenney conveyed 520 acres of Swan Harbor Farm to Johns Hopkins University. The University purchased an additional two acres along Oakington Road in 1990. Harford County purchased Swan Harbor Farm in 1994, as part of the State of Maryland's Program Open Space.

Ty Burris and Brandyn Brown will be highlighting recent improvements to the Frito Lay facility and the expansion of the automated storage and retrieval system (A.S.R.S). In 2015, the Aberdeen City Council approved a major 42,700 square foot expansion of the Frito-Lay plant. They were able to add new product lines and storage, and the facility now employs a staff of 370 full-time and 40 part-time workers. Attendees will learn the inner workings of the largest Frito-Lay plant in the country. Frito-Lay has been operating in Aberdeen since 1994 and has undertaken several expansions over the past two decades.

## 6:00 pm Dinner & Welcome Reception

Mark Schlottman, Aberdeen Planning Commission Chair





# Thursday, November 7

**7:30 a.m. Registration begins**

**8:30 a.m. Breakfast**

**8:30 a.m. Conference Opening**

*Welcome by*

*Billy Boniface, Harford County Director of Administration*

*Randy Robertson, Aberdeen City Manager*

## **9:30 am Concurrent Sessions 1**

### **A Ethics/Ex Parte Communication**

The Secretary of the Maryland Department of Planning, Robert McCord, will address the context and critical requirements for professional and ethical conduct by citizen and professional planners as they attempt to serve the public interest. Examples, guidance, and recommendations will be presented. The session will also offer examples and commentary as to why ex-parte communications is often at odds with that objective, as well as suggest ways to avoid and/or manage ex-parte communication.

*Robert McCord*

### **B Leveraging Layered Incentives for Community Development**

In a roundtable format, experts will delve into state, local, and federal incentives and programs that can help Maryland's communities pursue their development goals, including traditional (Sustainable Communities, Priority Funding Areas) and new (Opportunity Zones, Community Solar) designations. Learn how your community can leverage and layer a variety of incentives to fill the funding gaps and attract the kind of investment your residents and businesses desire.

*Laurel Passera; Avram Fechter; and Andy Fish*



## 11:00 a.m. Break

## 11:15 a.m. General Session

### MPCA Annual Meeting

*Danny Winborne*

### Legislative Update

*Adam Gruz*

### 2019 Organizational Progress

*Bill Butts*

## 12:00 p.m. Luncheon

### Keynote Speaker

*Senator Robert Cassilly*

### Citizen Planner Recognitions

*Presented by Joe Griffiths*

## 1:15 p.m. Concurrent Sessions 2

### A **Housing Trends (1.5 AICP CM Credits)**

Today's most prominent and knowledgeable housing experts are coming together at the MPCA's 36th Annual Conference to speak about future housing trends and how policy can affect development, growth and positive community outcomes. This panel discussion will provide insights to housing stock variation, short term rental policies, code enforcement, protected classes of citizens, entitlement processes and much more. Panel includes:

*Kathleen Maher ; Ivy Dench-Carter; Gregory Hare;  
Lisa Govoni; Ed Steere; and Miguel Salinas*

### B **Nuts and Bolts of Being a Planning Commissioner**

Here's a chance to learn the basics of being a planning commissioner or board of appeals member, including the steps in the development process, how to make a motion, and more. This is a wonderful refresher for the experienced and a MUST for new commissioners and boards of appeals members.

*Roxanne Hemphill*

## 2:45 p.m. Break

## 3:00 p.m. Concurrent Sessions 3

- A Working with the Public for Positive Results (1.5 AICP CM Credits)** The residents and stakeholders with whom Citizen Planners work are essential partners in meeting planning and community development goals. However, our efforts to work with the public often run into the barriers of miscommunication and mistrust. This session will explore positive and proactive measures to build community buy in and ensure productive collaboration. A roundtable of experts will discuss topics including citizens academies, equity and communication initiatives, online engagement and information sharing, and more.

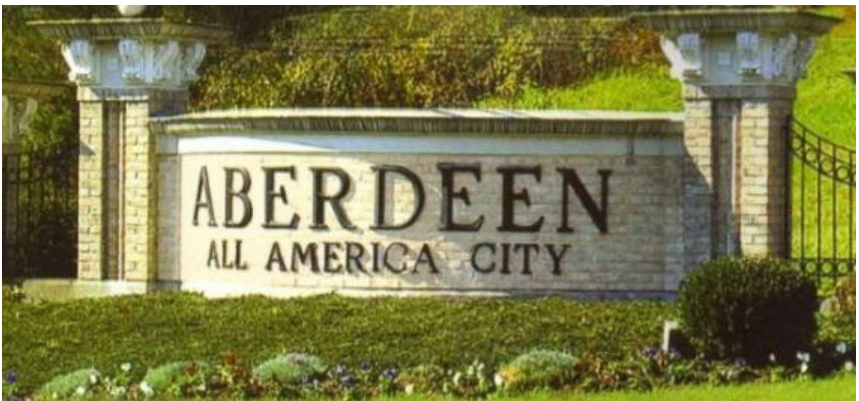
*Stephanie Smith; Kristin O'Connor; and Shane Grimm*

- B The Secrets of Successful Communities**  
Based on Ed McMahon's articles in PlannersWeb.com and his captivating TEDTalk, "The Power of Community Uniqueness". How is it that some small towns and mid-sized cities are prospering, while many others are suffering disinvestment, loss of identity and even abandonment?

Why are some communities able to maintain their historic character and quality of life in the face of a rapidly changing world, while others have lost the very features that once gave them distinction and appeal? This session will use the experience and insight of highly regarded planner, Ed McMahon to share several of the common characteristics and Best Practices of "successful" communities which are being utilized in several locations throughout our region.

*Bill Butts*

## 4:30 pm Conference Adjourns



# MPCA 2019 Annual Conference

## Presenter Bios



### **Robert Cassilly**

**Senator, District 34, Harford County  
Maryland General Assembly**

See Senator Cassilly's full biography on page 3.



### **Robert McCord, Esq.**

**Secretary, Maryland Department of Planning**

Secretary McCord provides comprehensive leadership of the Department's mission, objectives, and initiatives. With the Maryland Department of Planning since 2015, He has served as Assistant Secretary of Operations and Deputy Secretary. The secretary comes to Planning with private sector and public experience. He worked in private practice in Bel Air, MD before joining the Harford County Law Department in 1998 as Deputy County Attorney, then County Attorney from 2004 -2014. He has seen issues from Western Maryland to the Eastern Shore as a trustee on the Local Government Insurance Trust. He is an Adjunct Professor, University of Baltimore School of Law, 1990 - present. He holds a degree from Loyola University Maryland, B.A. (Business Administration and Philosophy), 1983; M.B.A. (Marketing), 1985; University of Baltimore School of Law, J.D. cum laude, 1989.



### **Billy Boniface**

**Harford County Director of Administration**

Harford County Director of Administration Billy Boniface is a proven leader in government, business, and community organizations. Before his appointment in 2014, he served two terms as President of the Harford County Council. Prior to entering public service, Billy was a managing partner in his family-owned Bonita Farm, a 350-acre thoroughbred horse breeding and training operation. He served by gubernatorial appointment on the Maryland Agricultural Land Preservation Foundation's Board of Trustees and on the Maryland Young Farmers Advisory Board. He is also a former president of the Maryland Horse Breeders Association and a former captain and EMT with the Level Volunteer Fire Company. He and his wife Barb live in Darlington where they raised their three children.



## **Randy Robertson**

Randy Robertson came to Aberdeen in July 2016, after serving as City Manager for Cordova, Alaska; Vestavia Hills, Alabama; Mt. Juliet, Tennessee; and Ashland, Kentucky. Highlights from his decade long municipal career include multiple recipient of Greater Nashville Regional Council awards; capturing middle Tennessee's first American Recovery & Relief Act project; awarded both Cordova's and Mt. Juliet's "Key to the City"; recognition as one of Alabama's safest cities (Vestavia); Homeland Defense Agency's "Resilient City" selectee; and creation of eastern Kentucky's city/university partnership program (Ashland). Mr. Robertson came to city management after nearly 30 years of service with the U.S. Army as an officer and senior civilian, with assignments ranging from the Military District of Washington; to Fort Gordon, GA.; Walter Reed Army Medical Center; Mannheim, Germany; Carlisle Barracks, PA.; and the Supreme Headquarters Allied Command in Europe. A graduate of Johns Hopkins, Boston, Western Kentucky, and Central Michigan universities, he holds three Master's and two Post Graduate degrees. A Harvard Senior Fellow Program graduate, he has diplomas from the U.S. Army Command & General Staff College, the NATO Staff Officer Program, Syracuse University's Advanced Resource Management Program, DoD's Leadership & Management Program and holds a Master's from the U.S. Army War College. Active in the International City/County Managers Association, Mr. Robertson is currently an adjunct faculty member with the MBA program at the University of Baltimore. He is a former Eagle Scout, married to Darlene, (U.S. Army, Ret), and has two sons residing in Washington, D.C.



## **Mark Schlottman**

### **Chair, Aberdeen Planning Commission**

Mark Douglas Schlottman was born and raised in Aberdeen MD and graduated from Aberdeen High in 1976. He earned his Associate Degree from Harford Community College in 1979, and a Bachelor of Science Degree (Business with Human Resources concentration) from Towson University in 1981. Mark has been a member of the Aberdeen Planning Commission for 15 years, and currently serves as its Chairperson. In addition to his role on the Planning Commission, he is also a member and Election Supervisor on the Aberdeen Election Board, an active 32-year member of the Lions Club, and a former board member of both the Susquehanna Habitat for Humanity and the Aberdeen Heritage Trust, where he also served as President. Mark works full time as a sales representative for a national company that provides maintenance items and solutions to industry. In his spare time, Mark enjoys engaging in civic activities, watching Ravens football with friends, listening to music, and working around the house.



## **Chuck Boyd, AICP**

Mr. Boyd is the Director of Planning Coordination within the Maryland Department of Planning's Division of Planning Services. He is responsible for coordinating, preparing, and implementing major policy and management initiatives related to local planning assistance, environmental planning, and

infrastructure policy planning. Tasked with a wide range of assignments, he works with staff from the department, other State agencies, local officials, stakeholders, and the public. He has over 30 years of planning experience working in both the public and private sector.



## **Paul Cucuzzella**

Mr. Cucuzzella currently serves as Counsel to the Maryland Department of Planning and Maryland Historical Trust, a position he has held since 2013. From 2002 to 2013, he served as Assistant Attorney General and Senior Counsel for Litigation to the Maryland Department of Natural Resources. During

his career with the Office of the Attorney General, Mr. Cucuzzella has appeared in nearly all county circuit courts for the State of Maryland, the State Appellate Courts, U.S. District Courts for the Districts of Maryland and the District of Columbia, and the U.S. Court of Appeals for the Fourth Circuit. From 2001 to 2002, Mr. Cucuzzella was employed as a Commercial Litigation Associated with the Baltimore firm of Shapiro Sher Guinot & Sandler, and from 1997 to 2001 served on active military duty with the U.S. Army Judge Advocate General's Corp. Mr. Cucuzzella is a Military Judge in the U.S. Army JAG Corps Reserves serving in the rank of Colonel. He is also an Adjunct Professor at the University of Baltimore School of Law, where he teaches legal writing.



## **Ivy Dench-Carter**

As Regional Vice President, Ivy Dench-Carter is responsible for all phases of Pennrose's development projects in Maryland, Virginia, North Carolina, and Washington D.C. Ivy brings nearly 30 years of management and real estate development experience to the role, with expertise in stand-alone affordable

housing development deals, affordable housing preservation, HOPE VI development, complex mixed-income, mixed finance, and multi-phase redevelopment projects. Ivy is currently on the Board of Directors of the Anne Arundel County Affordable Housing Coalition and previously served as President of the Maryland Affordable Housing Commission. She is an active member of the community and a recent graduate of Leadership Maryland, an independent statewide program designed to expand the capacity of Maryland's leaders.





## Avram Fechter

Before co-founding EquityPlus, Mr. Fechter worked for the District Government underwriting and closing over \$400 million in LIHTC and NMTC financed projects while deploying \$3 million of 9% LIHTC Allocation and \$80 million of District Government loans. Mr. Fechter has closed over \$800 million in NMTC/HTC/LIHTC

financing and has served as an NMTC Allocation Application reader for the CDFI Fund. Mr. Fechter has a Masters Degree in Public Policy from Rutgers University. He lives in Aldie, Virginia with his wife, Linnea, and two children, Alana and Evan.



## Andy Fish

Andy Fish was appointed as the Senior Director of Finance Programs at the Maryland Department of Commerce in July of 2017. At Commerce, Andy and his team are responsible for the delivery, management and compliance efforts of the State's economic

development incentive and financing programs that support job growth and private capital investment throughout Maryland. Prior to Commerce, he served M&T Bank over a 30 year career, supporting corporate and institutional clients throughout the bank's footprint in a variety of development and leadership capacities. Andy is a graduate of the University of Richmond and Loyola University in Maryland. He served on the boards of the Cylburn Arboretum Association and the Maryland Family Network. He has been a Maryland resident for 35 years.



## Joel Gallihue, AICP, ALEP

Joel Gallihue is the Chief of the Long Range Planning Division for the Harford County Department of Planning and Zoning. He has a Master's degree in Urban and Regional Planning from the University of Pittsburgh and a Bachelor's degree in Environmental Science from Franklin Pierce College. He has been

a certified planner with the American Planning Association since 1997 and is an Accredited Learning Environment Planner with the Association for Learning Environments.





## **Lisa Govoni**

Lisa Govoni is the Housing Planner at the Montgomery County Planning Department. In this role, she supports long-range sector plan activities as the main contact person for housing related questions and assesses housing affordability impacts resulting from proposed development and planning policy. She represents

the department at local, state, and national meetings on housing policy, serving as the main interagency liaison for housing issues. Lisa completed her BA in Government and Politics in 2008, her MCP in Community Planning in 2011 and her MPS in Geographic Information Systems (GIS) in 2013, all from the University of Maryland, College Park. She is an active member of the Urban Land Institute, and is a member of ULI's Housing Initiative Council, Young Leaders Group, and Trends Planning Committee.



## **Joe Griffiths, AICP**

Joe manages the Maryland Department of Planning's Local Assistance and Training Division. Joe previously worked for the Loudoun County Department of Planning and Zoning, where he oversaw outreach and support functions for the county's major planning

initiatives. Prior to that, he was program manager with the Pathways Community Development Corporation in Petersburg, VA, directing brownfield remediation and workforce development efforts. Joe holds an undergraduate degree in History from the College of William and Mary and a Master in Urban and Regional Planning from Virginia Commonwealth University.



## **Shane Grimm, AICP**

Shane Grimm received a B.S. in Geography/ Environmental Planning from Towson University in 1998. Mr. Grimm started as an intern in the Harford County Department of Planning and Zoning and then started his career with Harford County in 2001. Over

16 years with the county, Mr. Grimm worked in various capacities within the department; including Chief of Building Permit and Site Plan Review and Chief of Long Range Planning. He worked closely with the public, attorneys and developers on the development review process; with the Board of Appeals during the completion of the County's recent master plan HarfordNEXT, and during the countywide comprehensive rezoning process. Mr. Grimm is currently the Deputy Director of Planning for the City of Havre de Grace, and oversees the daily functions of the Department of Planning; including development review, building permits, planning and code enforcement. Mr. Grimm is currently pursuing a Masters in Public Administration through the University of Baltimore. In his free time, he enjoys collecting and playing guitars, performing with his band and road trips with his wife and daughter.



## Phyllis Grover

Phyllis Grover is the Director of Planning, Economic Development, and Community Development for the City of Aberdeen's Department of Planning and Community Development. She provides direction and supervision to the Senior Planner and Economic Development Assistant. She prepares all grant applications, funding and reimbursement requests, and administers grants for all state and federal agencies. Ms. Grover also prepares the department's annual budget and capital improvement requests. She is responsible for preparing and implementing the Comprehensive Land Use Plan, a strategic planning tool for the city.



## Adam Gruzs, Esq.

Chief of Staff, Maryland Department of Planning, Since January 2019. Legislative Officer, Maryland Department of Planning, September 2017 to December 2018. Policy and Communications Assistant, Maryland Department of Planning, October 2016 to August 2017. Law Clerk, the Law Office of Kevin L. Beard, P.A., June 2015 to September 2016. Legislative Aid to the Honorable Robert Cassilly, November 2015 to April 2016. Student Attorney, Bob Parsons Veterans' Advocacy Clinic, August 2015 to May 2016. Legislative Intern, Environmental Matters Committee, Maryland House of Delegates, January 2010 to April 2010. Born in Towson, Maryland. University of Baltimore School of Law, J.D., 2016. University of Baltimore, B.A. cum laude (Government and Public Policy), 2013. Admitted to the Bar of Maryland, 2016.



## Gregory Hare

Gregory manages the state's multifamily finance programs for the construction and rehabilitation of affordable rental housing units for low to moderate income families, senior citizens and individuals with disabilities.





## Frank Johnson

Frank Johnson has served local government as staff, an appointed official, and an elected official, and in those roles has worked on open meetings act issues in several contexts since 2000. He is certified by the Academy for Excellence in Local Governance as an Open Meetings Act trainer. After serving on several

local boards and commissions, including the planning commission, he was elected in 2000 to the Mt. Airy Town Council, and Mayor in 2006. He has served as an appellate attorney for the U.S. Department of Justice and as Assistant Attorney for Carroll County and Montgomery County, Maryland, and since 2014 for the City of Gaithersburg. There he serves as counsel to the Planning Commission, Board of Appeals, Historic District Commission, and several other city boards.



## Sarah Lipkin Sularz

Sarah Lipkin Sularz joined the Maryland Department of Planning in February 2019 as a Regional Planner for Southern Maryland. Sarah Studied landscape architecture at the University of Minnesota and is currently *en route* to obtaining her professional license. Prior to relocating to Maryland from

Minnesota, she worked as a Landscape Architect in a multidisciplinary engineering firm where she specialized in multimodal transportation design with an interest in green infrastructure. As part of her role with Planning, Sarah has been working with the Maryland Planning Commission Association (MPCA) by assisting with and planning regional workshops, video production, promotions, and otherwise enthusiastically supporting the organization.



## Kathleen Maher, AICP

Kathleen A. Maher is director of the Planning and Code Administration Department for the City of Hagerstown in Western Maryland. Kathy is a planner by trade and has been with the City in various planning and management capacities for

24 years. Prior to joining the City, Kathy was a planner for the City of Williamsburg, VA for several years.



## **Kristin O'Connor**

Kristin O'Connor is the Division Chief of Comprehensive and Community Planning for Howard County's Department of Planning and Zoning. She has over 18 years of local governmental experience and has managed a number of community planning projects including master, sector, and neighborhood plans. In addition to leading a staff of four community planners, Ms. O'Connor currently manages Howard County's nationally recognized PlanHoward Academy. Prior to joining Howard County in 2015, Ms. O'Connor worked fourteen years for the Montgomery County Planning Department of the Maryland–National Capital Park and Planning Commission (M-NCPPC). As a planning supervisor, she was involved in all phases of planning in Montgomery County, including serving as the community planner for the Wheaton Sector Plan and the Twinbrook Sector Plan and the lead planner for two area master plans: the Burtonsville Crossroads Neighborhood Plan and Sandy Spring Rural Village Plan. Ms. O'Connor was a regional planner with the Metropolitan Washington Council of Governments (COG) in Washington, D.C. before being hired by Montgomery County. She received her Bachelor of Science (Political Science) from Radford University and Master of Urban Affairs from Virginia Tech. She lives in Ellicott City with her husband, two children, and two Australian shepherds.



## **Laurel Passera**

Laurel Passera is the Policy Director for the Coalition for Community Solar Access (CCSA). In this role she has led CCSA's efforts in a number of states over the past three years, including Illinois. Prior to joining CCSA, Laurel managed the Interstate Renewable Energy Council's Connecting to the Grid program and served as a policy analyst for the DSIRE project. Following grad school, Laurel spent three years in the Peace Corps in West Africa, working as an ecotourism agent for Senegal's national parks.



## **Miguel Salinas**

Miguel Salinas is the Assistant Planning Officer for Talbot County, Maryland where he oversees land development permitting, code enforcement, and comprehensive planning. Miguel has worked on master planning for the revitalization of two historic waterfront villages. Miguel also oversaw the completion of building surveys and risk assessments in four waterfront villages to identify the most vulnerable historic properties, along with mitigation strategies, to further protect them from flooding, sea level rise and storm surge impacts. Currently, Miguel is leading a master planning effort in the agricultural village of Cordova, an update to the County's green infrastructure plan with an emphasis on stormwater management and coastal resiliency, and a new zoning district to remove regulatory barriers to encourage maritime business revitalization. Miguel comes to Talbot County by way of Loudoun County, Virginia where he was a Program Manager in the Department of Planning and Deputy Director for the Department of Economic Development.



## **Stephanie Smith**

Stephanie M. Smith serves as the Assistant Director for Equity, Engagement and Communications for the Baltimore Department of Planning. Stephanie oversees implementation of the agency's Equity in Planning Action Plan and compliance with the City's new equity law. In fall 2018, Stephanie led the launch of the Baltimore Planning Academy to educate and connect city residents to land use, zoning and development resources. Stephanie is an alum of Hampton, University of Delaware and Howard University School of Law.





## Ed Steere

Ed Steere works for a company known for commercial valuation and is involved in the real estate deal long before valuations are considered. In his current role, Ed is the Managing Director of Planning & Market Analysis for the Baltimore-Washington Metro office of Valbridge Property Advisors in Marriottsville, MD.

He has 30 years of real estate development, finance, and consulting experience, beginning with the public-sector at Fairfax County, VA DPW and progressing to the Chester County, PA Planning Commission and Harford County Planning. More recently Ed has been a private sector planner and market analyst for Frederick Ward Associates, Lipman Frizzell & Mitchell and his own practice, EMSPlanning LLC. In Chester County, PA he served as a review planner for 73 independent municipalities, assisting local commissioners with all site and subdivision plans, as well as zoning code, subdivision regulations and comprehensive plan drafts and amendments.



# MPCA 2019 Annual Conference

## Maryland Planning Commissioners Association Executive Board



**Danny Winborne**

**President**

Danny Winborne currently serves as the president of the MPCA, as well as Chairman of the 2019 Conference Planning Committee. Danny is a planning commissioner for the City of Gaithersburg, Maryland, serving since 2001 and is currently chair. He helps to direct the growth and development of the city by reviewing all annexation requests, zoning applications, subdivision plats, development review plans, applications and plans for municipal improvements. Many of these processes are done in conjunction with the mayor and city council. Planning commissioners frequently attend joint public hearings and work sessions with the mayor and city council on current development and long range planning issues. The commission is supported by the City Planning Division of the Department of Planning & Code Administration. Danny has worked in the Information Technology field in both the Public and Private Sector for the past 35 years. He holds a Bachelor of Arts Degree in Economics (with a concentration in Systems Analysis and Design) from Morgan State University, a Master of Science in Business Information Technology Management from Johns Hopkins University and an MBA from John Hopkins University.



## **Bill Butts**

### **Vice President**

Bill Butts currently serves as the Vice-President of the MPCA. Bill has been a member of the Mt. Airy Planning Commission since 2010, and its chair from 2011-16. During that time, he directed an update of the Town Master Plan. In his professional capacity as a Registered Financial Advisor & Licensed Insurance Broker, Bill designs and develops financial programs and plans for individuals and small companies responsive to their financial goals and needs. Bill is very active in civic and youth programs in his community. He joined the MPCA Board in early 2018.



## **Doug Wright**

### **Treasurer**

Doug was born and raised in Hagerstown. Since 1988 he has served on the City of Hagerstown's Planning Commission, where he has had the honor to serve as its Chairperson since 1990. Doug has also been a member of Maryland Planning Commissioners Association Board for three years and currently serves as its Treasurer.



## **Roxanne Hemphill**

### **Secretary**

Roxanne Hemphill has been a Planning Commission Member in the town of Mount Airy since 2015 and before that was a member of the Board of Appeals for 12 years, 9 years as its chair. She holds a Master in Education from McDaniel College and has been a licensed real estate agent since 1990, serving Maryland and Northern Virginia. She is certified by the National Association of Realtors as a Short Sale and Foreclosure Specialist. She is also active in her church, singing in various choirs and serving on a several committees within her church.

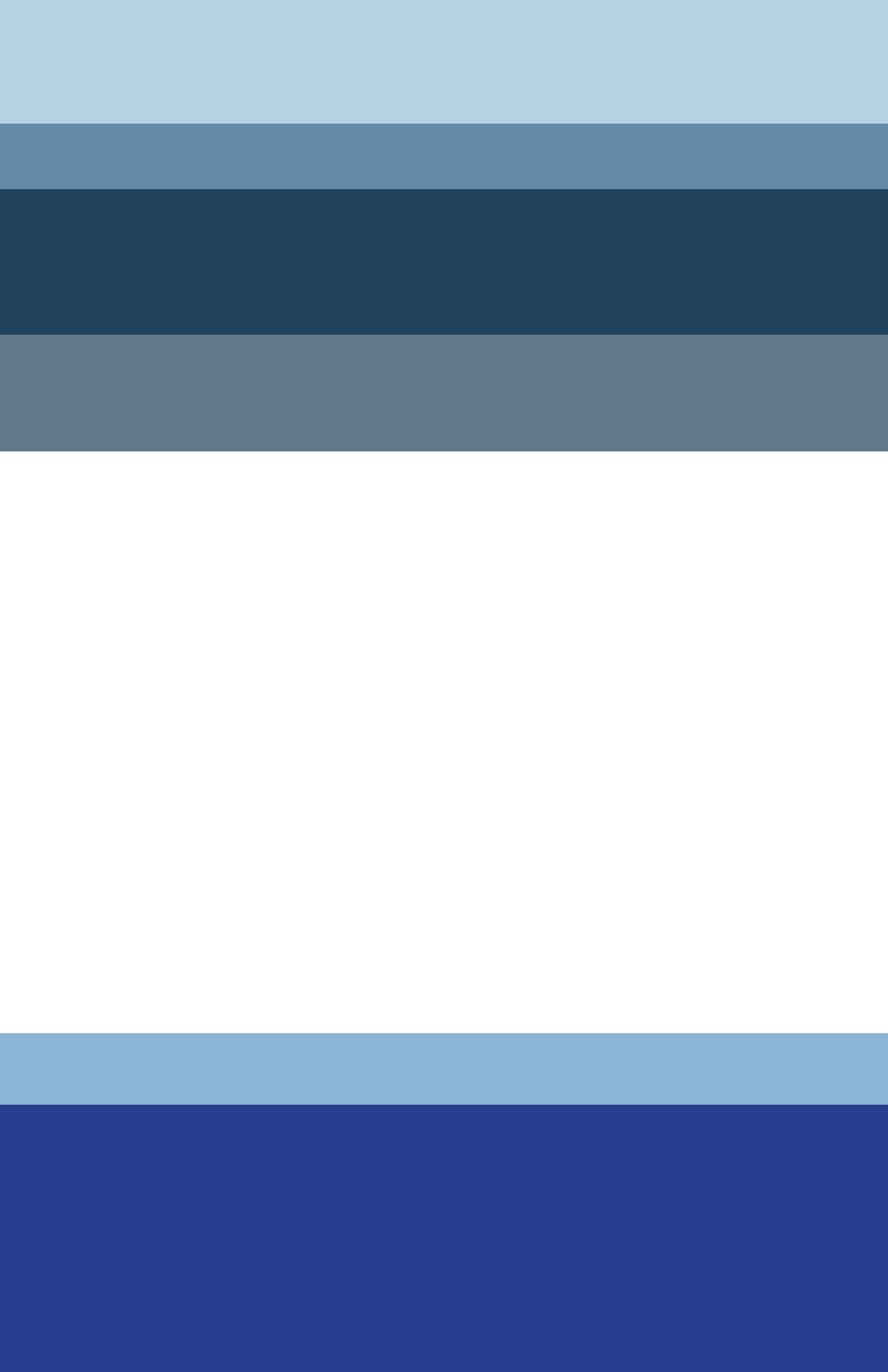
# Notes

# Sketches











**MPCA**  
Maryland Planning  
Commissioners Associatio

[Planning.Maryland.gov/mpca](http://Planning.Maryland.gov/mpca)



CHANGING  
**Maryland**  
FOR THE **BETTER**  
State of Maryland

Larry Hogan, Governor

Boyd Rutherford, Lt. Governor



**Maryland**

DEPARTMENT OF PLANNING

Maryland Department of Planning

Robert S. McCord, Secretary

Sandy Schrader, Deputy Secretary

2019 MPCA Annual Conference

November 6 and 7

Holiday Inn Express, Aberdeen