

Minutes
Baltimore County **Design Review Panel**
November 9, 2016
Approved

Contents

Call to order, and announcements

Review of today's Agenda

Minutes of the October 5, 2016 Meeting

Items for Introduction:

1. 9106 Belair Road (McDonald's)- Commercial, Perry Hall

Adjournment of the Panel Meeting

Appendices

Appendix A

Agenda

Appendix B

Minutes – October 5, 2016 Meeting, as approved

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Call to order

DRP Chair, David Martin, called the regularly scheduled meeting of the Baltimore County Design Review Panel to order at 6:01 p.m. The following panel members were:

Present

Mr. David Martin
Mr. Mitch Kellman
Ms. Melanie Moser
Mr. Matt D'Amico
Mr. Ed Hord
Ms. Cecily Bedwell

Not Present

Ms. Julie Kirsch
Mr. Qutub Syed
Mr. Richard Jones
Ms. Nikki Brooks

County staff present included:

Andrea Van Arsdale, Jenifer Nugent, Jessie Bialek, Brett Williams

Minutes of the October 5, 2016 Meeting

Mr. Ed Hord moved the acceptance of the October 5, 2016 draft minutes as written. The motion was seconded by Mr. Mitch Kellman and passed by acclamation at 6:01 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 9106 Belair Road (McDonald's) - Commercial, Perry Hall

DRP PROJECT #: 579

PROJECT TYPE: Commercial

PROJECT DESCRIPTION:

McDonald's is proposing a one-story 40,000 square foot restaurant redevelopment with approximately 90 seats, which will be replacing the existing McDonald's restaurant with approximately 74 seats that was built in 1980. The total area of the site, which is comprised of 3 separate parcels is 2.9 acres and zoned BL in the front and DR 5.5 in the rear. The site will be redeveloped with the building located in the middle of the site and will have dual drive thru lanes with an ingress and egress onto both Belair Road and India Avenue.

Lee May, representing McDonalds, discussed that this was a re-review as requested by the panel to make some changes to the plan. Mr. May highlighted the requested changes on the plan as requested by DRP. He pointed out that the revised plan showed moving the building closer to Belair Road and putting the front parking bay to the rear of the site, altering the building elevations to give more of a presence on and emphasis to the Belair Road façade, additional sign details showing which signs are illuminated. At the conclusion of his presentation, Lee May mentioned that McDonalds would prefer to pursue the original plan layout from the first DRP meeting on October 5, 2016.

DESIGN REVIEW PANEL COMMENTS:

Chairman David Martin opened up the floor to the panel members so that a discussion could be made between the two plans as presented.

Mr. Matt D'Amico stated that he preferred the building being closer to Belair Road since it reinforced his interpretation of the Perry Hall Guidelines in which buildings should be closer to the street. Mr. D'Amico stated that the landscaping should be more regular (street trees at same intervals, etc.) to create a more urban setting and that layering of planting materials could add depth and height as well as added visual interest to the setting.

Mr. Ed Hord also agreed with Mr. D'Amico and added that another goal of the Perry Hall guidelines was to provide pedestrians with sidewalks and access and the second, revised plan meets that.

Ms. Melanie Moser expressed that the bypass lane in the rear of the site was not necessary and if the one-way circulation was used entirely around the site it could be removed.

Mr. Lee May, representing McDonald's corporation, expressed to the panel that the conditioned plan will not be acceptable.

DISPOSITION:

Mr. D'Amico made a motion to approve the alternate plan with the following additional conditions:

1. Circulation for the entire site should be one-way.
2. The lead walk to the front door of the building should be 6' wide minimum.
3. Street trees along Belair Road should be spaced at regular intervals with lower groundcover and plantings.

The motion was seconded by Mr. Hord and approved by acclamation at 6:33 p.m.

The meeting was adjourned at 6:33 p.m.