

MINUTES
Baltimore County Planning Board
January 4, 2007

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Minutes
January 4, 2007

Call to order, introduction of Board members, pledge of allegiance to the Flag, and announcements

Chair, Frank O. Heintz, called the regularly scheduled meeting of the Baltimore County Planning Board to order at 4:02 p.m. All members of the Board were present, including:

Mr. Randall Cogar
Mr. Robert J. Palmer
Mr. Paul G. Miller
Mr. H. Edward Parker
Ms. Donna G. Flynn
Mr. Gerard Wit
Mr. Wayne C. McGinnis
Mr. Aaron E. Dock, Sr.
Mr. Dennis P. Hoover
Dr. Robert Gregory
Mr. R. Craig Witzke, Jr
Ms. Dorothy Foos
Mr. Gordon K. Harden, Jr.

County staff present included Arnold F. ‘Pat’ Keller, III, Jeffrey W. Long, Curtis Murray, Barbara Weaver, Krystle Patchak, Jeff Mayhew, Lynn Lanham, Kathy Schlabach, and Julia Haskins from the Office of Planning. David Thomas was present from the Department of Public Works.

Mr. Heintz acknowledged Dr. Gregory’s appointment to the Landmarks Preservation Commission.

Review of today’s Agenda

There were no changes to the published Revised Agenda, which is filed as Appendix A.

Minutes of the November 16, 2006

Mr. Cogar moved the approval of the draft minutes as circulated. The motion was seconded by Ms. Foos and passed by acclamation. The approved minutes are filed as Appendix B.

Items for introduction and initial discussion

1. Annual review of the Basic Services Maps: Initial discussion for approval of recommendations to the County Council - Distribution and explanation of information by Public Works

Mr. Dave Thomas, Assistant to the Director of Public Works explained to the Board that these are annual technical studies by the Department of Public Works in accordance with the standards in the growth management legislation under the Baltimore County Zoning Regulations (BCZR) Section 4A02.3E1. This is an evaluation of public water and sewer areas and transportation (with regard to signalized intersections) for any deficiencies.

Transportation is reviewed by a grading system, which evaluates the functionality of an intersection. "A" is acceptable and "A," "B," or "C" are functioning. "D" is a warning while "E" means only a few building permits could be issued, and "F" would mean a moratorium on permits until the situation is improved. For 2007 there were no additions to the transportation maps. There was one deletion, which included the intersection at Dulaney Valley Road and Jarrettsville Pike, which was granted a "C" level of service. The county recently completed a project at that intersection which improved the traffic flow. There was also one change to the maps in 2007, which involved the intersection at Bloomsbury Avenue, Frederick Road, and Ingleside Avenue. The level of service was changed from a "D" to an "F," due to general increases in traffic at the intersection. Mr. Thomas also noted that they are still evaluating the intersection at Harford and Joppa Road. Last year the intersection was determined to be operating at a "D" level but the County Council made the decision to denote the intersection as an "F" on the Basic Services Maps. The final recommendations for the intersection will be made by the next Planning Board meeting on January 18, 2007.

Mr. Thomas explained that regarding public sewer matters, the County continues to work on the Richlyn Manor Treatment Plant with the expectation that it will be turned into a pumping station. In addition to Richlyn Manor and 19 other sewer relief point locations, the map has been modified to show the other 10 sewer relief point locations that are included in the Consent Decree between the U.S. Department of Justice, the U.S. Environmental Protection Agency, the Maryland Department of the Environment, and Baltimore County.

Mr. Thomas pointed out several factors that contribute to the overall picture when it comes to Public Sanitary Sewerage. These include:

- Ageing infrastructure
- Maintenance is not included in Master Plan
- Storm sewers are considered a separate system, but impact sanitary sewers

Mr. Miller expressed interest in knowing more about the implications of the planned capital expenditures for sewage system improvements that will be made over the next six years. On behalf of the Board, Mr. Heintz asked the staff to make arrangements for a 30 minute presentation, to be given on a Thursday when the agenda is short, on the status of the County's sewer and storm drainage systems. The report should help the Board to understand the types and purposes of the needed sewage system renovations and improvements, the magnitude of costs, the time frame for the improvements, the implications for residential development in the affected areas, and other information that will advance the Board's overview understanding of the capital and planning impacts of

the improvements to the sewage and storm drainage systems. Mr. Keller will communicate with the Department of Public Works on the details.

Public water is reviewed according to deficient volume of fire protection based on minimum residential requirements. Mr. Thomas stated that there were no new areas that were found to be deficient this year. Three items were also removed from the maps this year after being improved.

The CD of the draft Annual Basic Services Maps as well as a draft report is filed as Appendix C.

Other business

2. Legislative actions of interest to the Planning Board: Ms. Haskins outlined the following legislation:
 - a. Bill No. 137-06 – Towson Manor Village – Repeals a portion of the existing zoning map and adopts an official zoning map for the portion of the 5th Councilmanic District known as Towson Manor Village.
 - b. Bill No. 138-06 – Zoning Regulations - Amends the Zoning Regulations relating to Planned Unit Developments.
 - c. Bill No. 143-06 – Zoning Regulations - Amendments to the Zoning Regulations regarding permitted activities of a Contractor’s Office or Contractor’s shop in an S-E Zone.
 - d. Bill No. 145-06 – Clarifies Building Permits
 - e. Bill No. 146-06 – Restores provision inadvertently deleted by Bill 130-05 by permitting a Continuing Care Facility to be located in the R.C. 5 Zone subject to certain conditions.
 - f. Resolution 106-06 – Resolution adopting the Liberty West Community Plan as part of the Baltimore County Master Plan 2010.
 - g. Resolution 108-06 – A resolution to approve the review of a proposed planned unit development by Charter Homes L.L.C. and Hobson development in accordance with County law.

Copies of the Bills and Resolutions are attached as Appendix D.

3. Report from the Landmarks Preservation Commission – no meeting in December. The next meeting is scheduled for January 11, 2007.

Adjournment

Mr. Cogar moved the adjournment of the meeting. The motion was seconded by Mr. Parker and passed by acclamation at 5:00 p.m.

kp/bw

Approved 01/18/2007