

**MINUTES**  
**Baltimore County Planning Board**  
**September 6, 2007**

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<b>Appendix F</b>	Legislation <ul style="list-style-type: none"> <li>• Resolution No. 77-07: Adoption of Middle River Community Plan</li> <li>• Resolution No. 78-07: Review of PUD – 3<sup>rd</sup> District – St. John Properties</li> <li>• Bill No. 55-07: Planned Unit Developments – Community Benefit</li> <li>• Bill No. 59-07: The Comprehensive Zoning Map – Middle River Area</li> <li>• Bill No. 60-07: Zoning Regulations: Middle River Area</li> </ul>
<b>Appendix G</b>	Middle River Community Plan, September 6, 2007, PowerPoint outlining County Council Amendments to the Plan

*Minutes*  
September 6, 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 4:00 p.m. The following members were:

Present

Mr. Gordon Harden  
Dr. Robert Gregory  
Mr. Robert J. Palmer  
Mr. Paul G. Miller  
Mr. Wayne C. McGinnis  
Mr. Dean Hoover  
Mr. Dennis P. Hoover  
Mr. H. Edward Parker  
Ms. Dorothy Foos  
Mr. Edward Gilliss  
Ms. Nellie Grinage  
Mr. Craig Witzke

Absent

Mr. Gerard Wit  
Mr. Aaron E. Dock, Sr.

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

Mr. Heintz opened the meeting by welcoming all back to the 2007-2008 year and noted that there will be a Traffic Calming Subcommittee meeting following the regular meeting.

**Review of today’s Agenda**

The Advance Tentative Agenda is filed as Appendix A.

**Minutes of the July 19, 2007 meeting**

Mr. Parker moved that the Minutes of the July 19, 2007 meeting of the Planning Board be accepted as circulated. Ms. Foos seconded the motion, which passed by acclamation. Absent were Messrs. Dock and Wit. The Minutes are filed as Appendix B.

**Items for initial discussion**

1. Enterprise Housing Corporation/Senior Housing Community at Rolling Road – Planned Unit Development (PUD)

Mr. Murray referred the Board members to several addendums to the Original Pattern Book and explained in brief what the applicant is proposing, the PUD process and the role of the Planning Board. Specifically, Enterprise Housing Corporation, Baltimore, MD, plans to develop 5.5 acres of property located on the E/S of Rolling Road; S of Johnnycake Road, in Council District 1, zoned 3.5, as a Senior Housing Community with 83 units.

Adoption of Resolution 19-07 by the County Council, March 19, 2007, referred the PUD to the Office of Planning for preparation of a report to the Planning Board. On June 26, 2007, the first PUD Pre-Concept Plan Conference was held. The role of the Board is to approve or deny the proposed PUD only upon finding agreement based on Section 32-4-245(d) of the Baltimore County Code.

Staff recommends to the Planning Board that the proposed Concept Plan be approved subject to any conditions raised by the Planning Board's decision. The Office of Planning has reviewed the subject proposal and all of its components and the project meets all performance standards outlined in Section 260 of the Zoning Regulations. The site has been designed to minimize impacts to adjacent properties and to upgrade the section of the Rolling Road corridor.

Speaking on behalf of the developer, attorney David Gildea, emphasized the work that the developer had done with the community to address their concerns. Mr. Harvey Zeiger, representing Enterprise Corporation, gave the Board some background on the corporation and their various affordable senior housing projects in the area. Ms. Cindy Paradies, speaking for Enterprise Corporation, spoke in greater detail about the collaborative community outreach over the past two years that resulted in a reduction of the number of units to 83 as well as negotiated solutions to other concerns. Ms. Jean Vieth, explained how local architecture of surrounding properties influenced the peaked roof, stone, and shingle style of the planned buildings. Mr. Carl Wilson, The Traffic Group, noted that there was one shared access road with the Church, whose parking lot was being moved to the rear of the church building.

A public hearing is scheduled for 5 p.m. on September 20, 2007. Introductory materials are filed as Appendix C as well as with the Development Review Section.

## 2. Wells McComas Community Conservation Plan Amendments and Related Zoning Issues, Council District 7

Ms. Mantay, 7<sup>th</sup> District Planner, introduced the Amendments, Draft, July 2007. On March 7, 2005, the Baltimore County Council passed resolution 25-05 for the creation of an advisory committee to study and recommend amendments to the Wells-McComas Community Conservation Plan, which was adopted February 20, 2000. (See [http://www.baltimorecountymd.gov/Agencies/planning/community\\_planning/adopted\\_community\\_plans/index.html](http://www.baltimorecountymd.gov/Agencies/planning/community_planning/adopted_community_plans/index.html)) Changing land use patterns in the residential-industrial community have affected this area warranting amendments to the 2000 plan. The Advisory Committee specifically addressed the assessment of land-use and zoning as it pertains to the County's vision of the waterfront in the Wells-McComas area. The final Amendments to the 2000 Wells-

McComas Community Plan would be adopted by the Planning Board and County Council as part of and as an amendment to the Baltimore County Master Plan.

The Board set Thursday, September 20, 2007 at 5 p.m. for a public hearing. A copy of the draft amendments is filed as Appendix D.

**Items for discussion and vote**

3. Water and Sewerage Plan – Amendment Cycle 25

Mr. Thomas referred the Board to the Petitions that had been introduced on June 21, 2007, with a Public Hearing on July 19, 2007. In response to Mr. Miller’s question, he acknowledged that Public works was on target regarding the long-range plans, consistent with Cycle 25. Recommendations by the Planning Board will go to the County Executive and then on to the County Council and the State.

Mr. Dean Hoover recused himself from discussion and vote on the issue. Mr. Miller moved that the Resolution Recommending Amendments to the Master Water and Sewerage Plan be adopted as follows:

RESOLUTION  
Recommending Amendments  
to the  
**MASTER WATER AND SEWERAGE PLAN**

**WHEREAS**, by Executive Order dated April 11, 1990, the County Executive has established a procedure for annual review and recommendations on Petitions to amend the Baltimore County Master Water and Sewerage Plan; and

**WHEREAS**, the Planning Board has carefully considered the July 19, 2007 staff report and the statements and other information received in conjunction with the Public Hearing held, in accordance with paragraph (e)(1) of the Executive Order, on July 19, 2007;

**NOW, THEREFORE, BE IT RESOLVED**, that the Baltimore County Planning Board hereby finds and recommends, in accordance with paragraphs (e) and (g) of the Executive Order, the following designations in response to the Petitions in Amendment Cycle 25 for July 19, 2007:

Petitions:

- 07-01 Back 50, LLC, Back River Neck Road, 1050’ N. of Luciano Drive, Council District 6:  
Existing W-3, S-7; Requested W-3, S-3; Recommended W-3,  
S-7, **Petition Withdrawn 8/21/07**
- 07-02 Beard & Reichert Property, (Marie Beard and Catherine Reichert), S. Side Belair Rd, 2400’  
NE of Forge Road, Council District 5: Existing W-5, S-5; Requested W-3, S-3;  
Recommended W-3, S-3
- 07-03 Beard Property, 9909 Belair Road, Council District 5, Existing W-5, S-5; Requested W-3, S-3;  
Recommended W-3, S-3
- 07-04 Beard & Reichert Property, (Robert & Mary Ellen Reichert), 9911 Belair Road, Council  
District 5, Existing W-5, S-5; Requested W-3, S-3, Recommended W-3, S-3

- 07-05 Honbarrier & Kalb Property, 7818 & 7726 Johnnycake Road, Council District 1, Existing W-3, 7, S-3, 7; Requested W-3, S-3; Recommended, deny any changes requested.
- 07-06 Ritter & Parham Property, N. of Johnnycake Road and W. of Fairbrook Road, Council District 1, Existing W-3, 7, S-3,7; Requested W-3, S-3; Recommended W-3, S-3 for the DR 3.5 zoned portion of the site and W-7, S-7 for the RC6 zoned portion of the site; DPW keep current designations.
- 07-07 Shops at Perry Hall, 9807 Belair Road, Council District 5, Existing W-5, S-5; Requested W-3, S-3; Recommended W-3, S-3
- 07-08 Kenneth & Deloris Schroeder, 9895 Belair Road, Council District 5, Existing W-5, S-5; Requested W-3, S-3; Recommended W-3, S-3
- 07-09 John and Anna Kraft, 9831 Belair Road, Council District 5, Existing W-5, S-5; Requested W-3, S-3; Recommended W-3, S-3
- 07-10 Wilford & Sandra Dahl, 9876 Belair Road, Council District 5, Existing W-5, S-5, Requested W-3, S-3; Recommended W-3, S-3
- 07-11 Baltimore County, MD Property, 9849 Belair Road, Council District 5, Existing W-5, S-5, Requested, W-3, S-3, Recommended, W-3, S-3.
- 07-12 Williams & Schroeder Property, 9862 Belair Road, Council District 5, Existing W-5, S-5; Requested W-3, S-3; Recommended W-3, S-3
- 07-13 Arndt Property Petitioners, Lyons Mill Road, 1000' E. of Deer Park Road, (5 parcels—196, 297, 302, 304, 624), Council District 4, Existing W-7, S-7; Requested W-3, S-3; Recommended: W-3, S-3 for Parcels 196 and 624 (subject to annexation into the Metropolitan District); W-7, S-7 for Parcels 302, 304 and 297.

**DULY ADOPTED** by vote of the Planning Board the 6th day of September 2007

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Arnold F. 'Pat' Keller, III  
Secretary to the Planning Board

The motion was seconded by Mr. Dennis Hoover and passed unanimously with the exception of Mr. Dean Hoover who was recused. Absent were Messrs. Dock and Wit. The Resolution and Water and Sewerage Plan, Cycle 25, Staff Report dated July 19, 2007, is filed as Appendix E.

**Items for discussion and vote** (no items)

**Other business**

2. Legislation of interest to the Planning Board.

- Resolution No. 77-07: Adoption of Middle River Community Plan
- Resolution No. 78-07: Review of PUD – 3<sup>rd</sup> District – St. John Properties
- Bill No. 55-07: Planned Unit Developments – Community Benefit
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Ms. Haskins outlined the above legislation. Copies are filed as Appendix F. Mr. Mayhew further explained the Council’s amendments to the Middle River Community Plan per the three pieces of legislation, Resolution No. 77-07, Bill No. 59-07 and Bill No. 60-07, as outlined by Ms. Haskins. Points highlighted included:

- Re infrastructure improvements: Must be completed before building permits are issued for projects that are required to tie into.
- Re Schools: Language added for possible purchasing of land for future school facilities.
- Re Environmental impact: In addition to the current rigorous requirements, development plans should include specific site design to prevent further deterioration.
- Zoning Issues: No. 1, Council put back to existing zoning; No. 2, Council added BL to 15 acres in the NW corner; No. 3, Council modified to reflect Board’s recommendations.
- Design Review Area: Designation applied to single family lots zoned DR 3.5

His PowerPoint presentation is filed as Appendix G.

It was noted that it would be helpful to have a copy of the “old version” of the PUD procedures for the Board’s review as well as a summary of the LEED “green” standards. Mr. Miller would like to know the status of a Rural Road Study, and indicated that the Valley’s Planning Council had initiated a study.

Ms. Grinage moved the adjournment of the meeting. The motion was seconded by Mr. Dennis Hoover and passed by acclamation at 5:15 p.m. Absent were Messrs. Dock and Wit.

bw

Approved 9/20/06