

**MINUTES**  
**Baltimore County Planning Board Meeting**  
**and Hearing on Sandy Village PUD**  
**April 17, 2008**

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**Recess the Board meeting for the public hearing**

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**Public Hearing\*\***  
**by the**  
**Baltimore County Planning Board**  
**5 p.m.**  
**Edward J. Gilliss, Chairman**  
*Sandy Village, Planned Unit Development Application,*  
*PDM No. II-725*

Call to order, introduction of Board members, and remarks on procedures by Chairman Gilliss

\*\*Comments by citizens

**Adjournment of Public Hearing**

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Reconvene Board Meeting for discussion and vote

- 6. Sandy Village, 3925 Rolling Road, Planned Unit Development (PUD)

**Adjournment of the Board meeting**

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**Appendices**

- Appendix A**                      Advance Tentative Agenda
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*Minutes*  
April 17, 2008

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

Chair, Edward J. Gilliss, called the regularly scheduled meeting of the Baltimore County Planning Board to order at 4:00 p.m. The following members were:

Present	Absent
Mr. H. Edward Parker	Mr. Paul Miller
Mr. Wayne C. McGinnis	Mr. Aaron Dock
Mr. Dennis P. Hoover	
Ms. Nellie Grinage	
Dr. Robert Gregory	
Ms. Dorothy Foos	
Mr. William Moore	
Mr. Dean Hoover	
Mr. Gerard J. Wit	
Mr. Adam T. Sampson	
Mr. Gordon K. Harden, Jr. (4:06)	
Mr. Robert J. Palmer	

County staff present included Arnold F. ‘Pat’ Keller, III, Jeffrey Long, Curtis Murray, Barbara Weaver, Krystle Patchak, Lynn Lanham, Jeffrey Mayhew, Julia Haskins and Jessie Bialek from the Office of Planning,

Review of today’s Agenda

Mr. Gilliss noted that the Agenda had been revised to include Item No. 5, Report of Landmarks Preservation Commission Meeting, April 10, 2008. The Revised Agenda is filed as Appendix A.

Minutes of the April 3, 2008 meeting

A correction was noted on Page 6, first full paragraph, second sentence. Minutes should read as follows: “Mr. Donald Gerding, Chair of the Government Affairs Committee Rodgers Forge Community Association, Inc., speaking on behalf of the Rodgers Forge Board, representing 1777 homes, expressed concern that he and the members the Rodgers Forge community, as well as county communities at large, have not had a chance to review and discuss the issue.” Mr. Parker moved the acceptance of the Minutes of the April 3, 2008 meeting with the correction as noted. Dr. Gregory seconded the motion, which passed by acclamation. Absent were Messrs. Dock, Miller and Harden. The Minutes are filed as Appendix B.

## **Items for discussion and vote**

### 1. Townhouse Setbacks - Amendments to the Comprehensive Manual of Development Policies (CMDP)

Mr. Keller summarized his remarks from the previous introductory presentation and public hearing. Mr. Keller explained that this issue was precipitated by a decision by the Court of Appeals that stated that where the primary dwelling entrance was located constituted a front yard; hence generating a front yard setback. This Court ruling would particularly impact interior homes in a group of town homes, if a home owner on the end with a side “front” entrance chose to build out the “side “ of his house. The proposed amendments seek to remedy the issue.

Mr. Parker moved that the Baltimore County Planning Board recommends the adoption of Planning Staff’s recommendation for Division II, Section A, of the Comprehensive Manual of Development Policies, which addresses regulations and standards for urban residential subdivisions, specifically townhouse setbacks. Mr. Dennis Hoover seconded the motion, which passed by acclamation. Absent were Messrs. Dock and Miller. The Proposed Amendments to the Comprehensive Manual of Development Policies Regarding Townhouse Setbacks are filed as Appendix C.

### 2. Longfield Estate - Master Plan Conflict – Lot 42 and/or Parcel “A”

Mr. Keller summarized the referral by the Board of Appeals to the Planning Board of a Master Plan Conflict of Lot 42/and/or Parcel “A” Longfield Estates. As had been presented previously, the Board of Appeals remanded the issue to the Planning Board. The history of the issue goes back to the early 1990’s. Mr. Gilliss shared salient points of a Memorandum from County Attorney John Beverungen. After some discussion to clarify points, Dr. Gregory moved that the Baltimore County Planning Board affirm the 1991 Planning Board decision that there is a Master Plan conflict and that no further development or future development on Lot 42 and/or Parcel “A” be permitted. Mr. McGinnis seconded the motion. Ms. Foos and Mr. Dean Hoover recused themselves. Absent were Messrs. Dock and Miller. Mr. Harden voted “nay,” the remaining Board members, “aye.” The Motion carried. A copy of the Planning Staff Report is filed as Appendix D.

## **Other business**

### 3. Update on Towson Walkable District

Ms. MacMillan brought the Board up to date on Walkable Towson. She highlighted:

- Tomorrow’s Towson
- Towson UDAT, held June 7-13, 2006
- Towson Walkable District, adopted by the Planning board March 1, 2007

- Urban Design Principles for the Towson Core, adopted by Tomorrow's Towson and transmitted to the Planning Board April 16, 2007
- Walkable Towson Charrette, held June 4-9, 2007

She went on to comment about the next steps, which include ongoing planning by Tomorrow's Towson subcommittees and short-term transportation changes, which were outlined on her handout "Walkable Towson Traffic Implementation Plan." One of the significant changes will reduce the number of travel lanes on York Road from 4 to 2 between Towsontown Blvd. and the roundabout. Dr. Gregory moved that the Baltimore County Planning Board affirms the March 1, 2007 Resolution designating the Towson Walkable District and extends the timeframe to March 1, 2009 as planning work continues. The Motion was seconded by Mr. Dennis Hoover and passed by acclamation. Absent were Messrs. Dock and Miller. A copy of the handout along with a copy of her PowerPoint presentation is filed as Appendix E.

4. Legislation of interest to the Board --Bill No. 11-08:

Ms. Haskins outlined details of the Bill, which permits funeral homes in R.C. 6 zones, under certain conditions; exempts cemeteries and funeral homes from certain provisions of the R.C. 6 zone; provides parking requirements for a funeral home; and generally relating to the requirements for funeral homes and cemeteries in the R.C. 6 Zone. A copy of the legislation is filed as Appendix F.

5. Report of Landmarks Preservation Commission Meeting – April 10, 2008

Mr. Gilliss thanked Dr. Gregory for his service as the Board's representative to the Landmarks Preservation Commission and invited the new representative, Mr. Moore, to bring the Board up to date on the recent LPC meeting. Mr. Moore highlighted the property at 900 Wilson Point Road, "Stansbury Manor Apartments," which has been placed on the Preliminary Landmarks List. A copy of the April 10<sup>th</sup> LPC Report is filed as Appendix G.

**Recess the Board meeting for the public hearing**

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**Public Hearing**

**Sandy Village, Planned Unit Development Application, PDM No. II-725**

Ms. German summarized the proposal for a planned unit development, 3925 Rolling Road, also known as Sandy Village, which had been introduced on April 3, 2008. The site is located on 1.67 acres, zoned DR 5.5 and DR 16 on the E/S Rolling Road; S Old Court Road, in the 2<sup>nd</sup> District. The applicant is proposing to develop 11 residential dwellings units and will be removing the current structure and accompanying rear parking.

The Director of Planning advised that the Concept Plan Submittal meets the objectives of the PUD and Section 32-4-243 of the Baltimore County Code and recommends approval subject to any conditions that may be made by the Baltimore County Planning Board.

There were no comments from the public, and the hearing was adjourned at 4:35 p.m.  
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The Board meeting was reconvened at 4:35 p.m. to vote on the PUD.

**Item for discussion and vote**

6. Sandy Village, 3925 Rolling Road, Planned Unit Development (PUD)

Dr. Gregory moved that as a result of the inter-agency and public comments on the proposed Sandy Village PUD, recommendations from the Office of Planning, and input from a public hearing on April 17, 2008, the Planning Board of Baltimore County approves the proposed PUD. Mr. Harden seconded the motion, which passed by acclamation. Absent were Messrs. Dock and Miller.

After hearing clarifying comments from Mr. Keller, the Board decided to revise the motion, expanding it to include the details of the Planning Staff's recommendations, as follows Dr. Gregory moved that as a result of the inter-agency and public comments on the proposed Sandy Village PUD, recommendations from the Office of Planning, and input from a public hearing on April 17, 2008, the Planning Board of Baltimore County recommends that the Concept Plan Submittal meets the objectives of the PUD and Section 32-4-245(d) of the Baltimore County Code as follows:

1. The proposed development meets the intent, purpose, conditions, and standards of this section;
2. The proposed development will conform with Section 502.1.A, B, C, D, E and F of the Baltimore County Zoning Regulations and will constitute a good design, use, and layout of the proposed site;
3. There is a reasonable expectation that the proposed development, including development schedules contained in the concept plan, will be developed to the full extent possible;
4. The development is in compliance with Section 430 of the Baltimore County Zoning Regulations
5. The Development Plan is in conformance with the goals, objectives, and recommendations of the Master Plan or area plans

**And That Furthermore**, the modification of standards pursuant to BCC Section 32-4-245 (C)(3) as proposed by the developer be approved as follows:

- To allow for 0 square feet of private open space per unit in lieu of the required 500 square feet per unit.
- To provide building setbacks of 20 feet for the proposed building face to the tract boundary in lieu of the required 30 feet.

Mr. Parker seconded the motion, which passed unanimously. Absent were Messrs. Dock and Miller. A copy of the Staff Report on Sandy Village PUD is filed as Appendix H.

**Adjournment of the Board meeting**

Ms. Foos moved that the meeting be adjourned. The motion was seconded by Mr. Dennis Hoover and passed by acclamation at 4:41 p.m. Absent were Messrs. Dock and Miller.

bw

Approved as corrected 5/15/08