

**MINUTES**  
**Baltimore County Planning Board Meeting**  
**October 16, 2008**

*Contents*

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

**Review of today's Agenda**

**Minutes of the October 2, 2008 Minutes**

**Item for discussion and vote**

1. The Greens at Liberty Road PUD, PDM #II-743

**Other business**

2. Legislation of interest to the Planning Board.
  - a. Resolution No. 73-08: PUD, known as the Preserve at Windlass Run in the 6th District
  - b. Bill No. 99-08: Changes the dates for submission of the Basic Services Maps by the Planning Board and action by the County Council
3. Landmarks Preservation Commission Report of October 15, 2008 meeting.

**Adjournment of the Board meeting**

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## **Appendices**

- Appendix A** Revised Tentative Agenda
- Appendix B** Approved Minutes of the October 2, 2008 meeting
- Appendix C** Copy of Staff Report on The Greens at Liberty Road
- Appendix D** Legislation:
- a. Resolution No. 73-08: PUD, known as the Preserve at Windlass Run in the 6th District
  - b. Bill No. 99-08: Changes the dates for submission of the Basic Services Maps by the Planning Board and action by the County Council
- Appendix E** Major Actions of the October 15, 2008 meeting of the Landmarks Preservation Commission

Minutes  
October 16, 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  
Mr. Paul Miller  
Mr. Wayne C. McGinnis  
Mr. William Moore  
Mr. Dean Hoover  
Mr. Gerard J. Wit  
Ms. Nellie Grinage  
Mr. Edward Parker  
Dr. Robert Gregory

Absent  
Mr. Dennis P. Hoover  
Ms. Dorothy Foos  
Mr. Gordon K. Harden, Jr.  
Mr. Robert J. Palmer  
Mr. Aaron Dock  
Mr. Adam Sampson

County staff present included Pat Keller, Curtis Murray, Barbara Weaver, Lynn Lanham, Jeffrey Mayhew, and Julia Haskins from the Office of Planning.

**Review of today's Agenda**

The Tentative Agenda was revised October 16, 2008 to reflect the addition of Item No. 3, Landmarks Preservation Commission Report of October 15, 2008 meeting. The Revised Agenda is filed as Appendix A.

**Minutes of the October 2, 2008 Meeting**

Mr. Wit moved to accept the Minutes of the October 2, 2008 meeting as published. The motion was seconded by Mr. Miller and passed unanimously at 4:05 p.m. Absent were Messrs. Dock, Dennis Hoover, Harden, Palmer, Sampson, and Ms. Foos. A copy of the approved Minutes of October 2, 2008 is filed as Appendix B.

**Item for discussion and vote**

1. The Greens at Liberty Road PUD, PDM #II-743

Dr. Gregory moved the approval of Enterprise Housing Corporation/The Greens at Liberty Road PUD, PDM # II-743 with conditions as noted in the Staff's Action Summary dated October 16, 2008 as follows:

**Be It Moved That** the Planning Board findings are that, per Section 32-4-245(d) of the Baltimore County Code:

- The findings and recommendations of the Office of Planning in its Staff Report to the Planning Board, dated October 2, 2008, are adopted and incorporated herein.
- The proposed development meets the intent, purpose, conditions, and standards of this section;
- 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;
- 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;
- The development is in compliance with Section 430 of the Baltimore County Zoning Regulations;
- The Development Plan is in conformance with the goals, objectives, and recommendations of the Master Plan or area plans.

**And Furthermore That** as a result of the inter-agency and public comments on the proposed Enterprise Housing Corporation/Greens at Liberty Road Planned Unit Development (PUD), recommendations from the Office of Planning, and input from public hearing on October 2, 2008, the Planning Board of Baltimore County APPROVES the PUD and the requested Modifications of Standards listed below in accordance with Section 32-4-245 of the Baltimore County Code, as well as approving the density bonus as requested. Either Concept Plan A or Concept Plan B, as they relate to the design of the entrance to the development are acceptable.

**MODIFICATION OF STANDARDS:**

1. The front setback will be 38 feet in lieu of the 60 feet required in order to maximize the amount of land remaining to the cemetery in the rear for future use by the cemetery.
2. The side setback will be 22 feet in lieu of the required 30 feet required because the required setback from the wetlands buffer makes it impossible to center the building on the site.

**DENSITY BONUS:**

Section 430.4.A of the BCZR states that the Proposed Senior Housing Facility is Permitted as a PUD in the D.R. 3.5 zone provided it is an affordable senior housing facility. Additionally, the density of a Senior Housing PUD may be increased by the Planning Board if:

1. The PUD meets the requirements of this section and section 32-4-402 of the Baltimore County Code;
2. And affordable residential units are available and are provided on site.

Ms. Grinage seconded the Motion, which passed unanimously at 4:06 p.m. Absent were Messrs. Dock, Dennis Hoover, Harden, Palmer, Sampson, and Ms. Foos. A Copy of the Staff Report is filed as Appendix C.

**Other business**

2. Legislation of interest to the Planning Board.

Ms. Haskins brought the Board up to date on the following legislation, which was passed by the County Council on October 6, 2008.

- a. Resolution No. 73-08: PUD, known as the Preserve at Windlass Run, in the 6th District. In addition to varied residential structures, the developer will be putting funds into roads and other infrastructure.

- b. Bill No. 99-08: The Bill changes the date for submission of the Basic Services Maps by the Planning Board to the County Council to “on or before February 28 of each year,” and moves the Council’s action date to “on or before May 31 of each year.”

Copies of the Legislation are filed as Appendix D.

3. Landmarks Preservation Commission Report of October 15, 2008 meeting.

Ms. Weaver highlighted the following from the Landmarks Preservation Commission Report of the October 15, 2008 meeting:

- The Commission expressed its unanimous support for the Plinlimmon PUD with changes as recommended by the Technical Committee and agreed upon by the developer.
- Two structures and their historic environmental settings will be placed on the Preliminary Landmarks List.
- One ‘notice to proceed’ for a demolition was issued.
- Three agenda items received ‘notices to proceed.’
- Two tax applications were approved.

The LPC Report is filed as Appendix E.

Before closing, Mr. McGinnis mentioned taking a look at issues in the RC 2 zones. It may be something that a Board committee would be interested in investigating. Staff will keep the Board apprised of legislative projects, such as the one on the use of wind power in the County.

**Adjournment of the Board meeting**

Mr. McGinnis moved the adjournment of the Board meeting. The motion was seconded by Mr. Parker and passed unanimously at 4:13 p.m. Absent were Messrs. Dock, Dennis Hoover, Harden, Palmer, Sampson, and Ms. Foos.

bw

Approved 11/06/08