

**MINUTES**  
**Baltimore County Planning Board Meeting**  
**November 20, 2008**

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Minutes  
November 20, 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. Dean Hoover  
Mr. Gerard J. Wit  
Mr. Edward Parker  
Dr. Robert Gregory (4:06)  
Mr. Dennis P. Hoover  
Ms. Dorothy Foos (4:06)  
Mr. Gordon K. Harden, Jr.  
Mr. Robert J. Palmer  
Mr. Aaron Dock (4:29)

Absent  
Ms. Nellie Grinage  
Mr. Adam Sampson  
Mr. William Moore

County staff present included Pat Keller, Jeff Long, Curtis Murray, Barbara Weaver, Krystle Patchak, Lynn Lanham, Julia Haskins, and Jenifer Nugent from the Office of Planning.

**Review of today's Agenda**

The Tentative Agenda is filed as Appendix A.

**Minutes of the November 6, 2008 Meeting**

Mr. Parker moved to accept the Minutes of the November 6, 2008 meeting as published. The motion was seconded by Mr. Dennis Hoover and passed unanimously at 4:05 p.m. Absent were Messrs. Dock, Gregory, Moore, Sampson, Ms. Grinage, and Ms. Foos. A copy of the approved Minutes of the November 6, 2008 meeting is filed as Appendix B.

**Item for discussion and vote**

1. Plinlimmon Farms #II-739
  - a. Application for a Planned Unit Development, PDM # II-739
  - b. Involvement of a Historical Structure

a. Planned Unit Development - PUD

Since the introduction of the issue and the Public Hearing on November 6, 2008, Board members, as well as the community, have expressed concerns. Mr. Keller addressed the concerns, beginning with the school issue. Using a PowerPoint, which is filed as Appendix C, he highlighted graphically:

- The location of Elementary Schools in the Owings Mills cluster relative to the location of the Plinlimmon site
- Location of URDL as it relates to school location and to Owings Mills Growth Management area
- Types of land use; street map
- Enrollment Projections 2010 – 2017 (61 over capacity in 2010 to 450 in 2017)

Although the funds have been set aside for a new school in the Owings Mills area, it is necessary to determine if the Plinlimmon open area would be an appropriate location. Mr. Keller recommends that the issue be referred back to the Office of Planning to consider the technicalities and that a vote be postponed until the January 15, 2009 meeting. Mr. Parker indicated that he had done some further research on requirements for school sites and reported that 20 “usable” acres are desirable as a guideline. As far as traffic is concerned, Mr. Keller noted that improvements would be made to Owings Mills Boulevard and Lyons Mill. Other concerns, such as 16-foot townhouses, trails, and quality of the siding would be reviewed also.

The developer’s representative Robert Hoffman, Esquire, stated that the developers are agreeable to moving the date of the vote to January 15, 2009.

Mr. Parker moved that the Planning Board, subject to Baltimore County Code Section 32-4-245 ( c ) ( 2 ), directs the Office of Planning to ascertain with 100% certainty that an elementary school can be accommodated on the Plinlimmon PUD site; and, further address other concerns raised by the Planning Board. Mr. Miller seconded the Motion, which passed unanimously at 4:22 p.m. Absent were Messrs. Dock, Moore, Sampson, and Ms. Grinage.

The vote on the Planned Unit Development, PDM #II-739, will be deferred and will be reconsidered on January 15, 2009.

b. Historical Involvement

Ms. Foos moved that the Plinlimmon Farms Involvement of a Historic Structure issue be deferred along with the Application for the PUD, II-739, and be reconsidered at the same time that the PUD is brought back to the Board for vote. Dr. Gregory seconded the Motion, which passed unanimously at 4:24 p.m. Absent were Messrs. Dock, Moore, Sampson, and Ms. Grinage.

## **Other business**

2. **Legislation of interest to the Planning Board:** Bill No. 106-08, Regarding Changeable Copy Signs

Ms. Haskins advised the Board that the proposed amendments to legislation regarding changeable copy signs, which had been introduced to the Board January 3, 2008, have been passed by the County Council as recommended by the Planning Board. However, the County Council amended the frequency of change to one per 15 seconds. A copy of the Legislation is filed as Appendix D.

3. **Landmarks Preservation Commission Report of November 13, 2008 meeting.**

Mr. Dean Hoover, the Planning Board's representative on the Landmarks Preservation Commission (LPC), highlighted the Nomination of Rodgers Forge to the National Register of Historic Places. He also noted that there were several alterations granted as well as tax credit applications processed. For further details, he referred Board members to the LPC report of November 13, 2008. A copy of the report is filed as Appendix E.

Mr. McGinnis recommended that Staff review RC Zone land uses and moved that Staff expand their review to include other items in the RC zone relative to agriculture. The Motion was seconded by Mr. Miller and passed unanimously at 4:28 p.m. Absent were Messrs. Dock, Moore, Sampson, and Ms. Grinage.

Mr. Miller would like to take a more in-depth look at the PUD process and set up guidelines for the Board. Mr. Keller and Mr. Long indicated their willingness to put together a presentation for a future meeting. It was suggested that a committee might afford the opportunity to involve other groups, such as builders and the public.

## **Adjournment of the Board meeting**

Mr. Dock moved the adjournment of the Board meeting. The Motion was seconded by Mr. Parker and carried unanimously at 4:32 p.m. Absent were Messrs. Moore, Sampson, and Ms. Grinage.

bw

Approved 1/15/09