

**MINUTES**  
**Baltimore County Planning Board Meeting,**  
**February 5, 2009**

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- \*\* 1. Annual review of the Basic Services Maps: Continued discussion concerning approval of recommendations to the County Council and vote. Note: The community will be given an opportunity to comment on the proposals.
  
- 2. Proposed Amendments to the Baltimore County Zoning Regulations regarding Creameries.

**Other business**

- 3. Legislation – For Informational Purposes:
  - a. Resolution No. 4-09 concerning the extension of the Metropolitan District Boundaries to include 11.21 acres of land on West Cherry Hill Court east of Franklin Boulevard and south of Northwest Expressway (I-795) for the purpose of providing public water and sewer services.

**Adjournment of the Board meeting**

**Appendices**

<b>Appendix A</b>	Advance Tentative Agenda
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Minutes  
February 5, 2009

**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 Board members were:

Present

Mr. Paul Miller  
Mr. Wayne C. McGinnis  
Mr. Dennis P. Hoover  
Ms. Dorothy Foos  
Mr. William Moore  
Mr. Dean Hoover  
Dr. Robert Gregory  
Mr. Robert J. Palmer  
Mr. Gordon K. Harden, Jr.  
Mr. Adam T. Sampson

Absent

Mr. Edward Parker  
Ms. Nellie Grinage  
Mr. Aaron Dock

County staff present included Pat Keller, Jeff Long, Curtis Murray, Barbara Weaver, Krystle Patchak, Lynn Lanham, Jeff Mayhew, and Kathy Schlabach from the Office of Planning.

Mr. Gilliss congratulated Mr. Moore on his reappointment to the Baltimore County Planning Board for a three-year term.

**Review of today's Agenda**

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

**Minutes of the January 15, 2008 meeting**

Mr. Dennis Hoover moved the acceptance of the minutes of the January 15, 2009 meeting as published. The motion was seconded by Mr. Miller and passed unanimously at 4:33 p.m. Absent were Messrs. Dock, Parker and Ms. Grinage. A copy of the approved Minutes of the January 15, 2009 meeting is filed as Appendix B.

**Items for discussion and vote**

1. Annual review of the Basic Services Maps: Continued discussion regarding approval of recommendations to the County Council and vote.

Since there were no members of the community interested in speaking on the issue, Mr. Miller moved that the Planning Board recommends the adoption by the County Council of the 2009 Basic Services Maps for Public Water and Public Sewerage, and Transportation, per the Memoranda as submitted by the Director of the Department of Public Works at the January 15, 2009 Planning Board meeting. The motion was seconded by Mr. Dennis Hoover and passed unanimously at 4:35 p.m. Absent were Messrs. Dock, Parker and Ms. Grinage. Copies of the maps and Memoranda are filed as Appendix C.

2. Proposed Amendments to the Baltimore County Zoning Regulations regarding Creameries.

Mr. McGinnis commented that words, such as “commercial,” in the English language are often open to different interpretations. The current proposed amendments to the BCZR seek to clarify the meaning of words relative to creameries. Mr. McGinnis moved to adopt the amendments as proposed, but then withdrew his motion to defer to an additional presentation by Ms. Schlabach of the Office of Planning staff.

Ms. Schlabach, using a PowerPoint, brought the Board up to date on changes to the Draft Amendments. She noted, in particular, the addition of Section 404.13, which spells out requirements for creameries in R.C. zones. Mr. Moore feels that Paragraph C of Section 404.13 of the Draft Creameries language could be clearer. He would like to see it read:

- C. The combined square footage of all structures or buildings associated with the creamery as well as any farm stand or farm market on the premises used to sell the dairy products shall not exceed a total of 12,000 square feet. The milking operation is not included in this limitation.

Mr. McGinnis moved that the Baltimore County Planning Board recommends that the County Council adopt the recommended Amendments to the Baltimore County Zoning Regulations regarding creameries as outlined in the Office of Planning Staff Report dated February 5, 2009 with the clarification as proposed by Mr. Moore that the combined square footage of all structures . . . shall not exceed a total of 12,000 square feet. Mr. Wit seconded the motion, which passed unanimously at 4:50 p.m. Absent were Messrs. Dock, Parker and Ms. Grinage. The explanatory PowerPoint, the Draft Amendments to the Baltimore County Zoning Regulations regarding creameries, amended February 5, 2009, and the Amendments as adopted by the Baltimore County Planning Board on February 5, 2009 are filed as Appendix D.

**Other business**

3. Legislation, for the Board’s information. Mr. Murray outlined two Resolutions, Resolutions—No. 4-09 as described on the Agenda and No. 6-09, which also addresses the extension of the Metropolitan District Boundaries.

- a. Resolution No. 4-09 concerning the extension of the Metropolitan District Boundaries to include 11.21 acres of land on West Cherry Hill Court east

of Franklin Boulevard and south of Northwest Expressway (I-795) for the purpose of providing public water and sewer services.

- b. Resolution No. 6-09 concerning the extension of the Metropolitan District Boundaries to include 3.32 acres of land on the west side of Church Road for the purposes of providing public water and sewer services

Mr. Murray noted that these two areas are close to each other and within the URDL. He explained that the Metropolitan District Boundary is the outermost limit of Baltimore City's capabilities for handling sewerage. The two Resolutions are filed as Appendix E.

**Adjournment of the Board meeting**

Ms. Foos moved the adjournment of the Board meeting. The Motion was seconded by Mr. Palmer and passed unanimously at 4:59 p.m.

bw

Approved as corrected 3/5/09