

**MINUTES**  
**Baltimore County Planning Board Meeting,**  
**April 16, 2009**

*Contents*

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

**Review of today's Agenda**

**Minutes of the April 2, 2009 meeting**

**Item for introduction and initial discussion**

- \*\* 1. Parham-Ritter Properties, Petition for Urban-Rural Demarcation Line (URDL) Relocation

**Item for continued deliberation**

2. Patapsco Overlook, Application for Planned Unit Development (PUD), PDM # 01-557

**Other business**

3. Legislation:
- a. Bill No. 17-09, regarding Boarding-or Rooming Houses – Definition and clarification
  - b. Resolution No. 20-09. Resolution to approve Catholic Charities application for a Planned Unit Development (PUD) for affordable senior housing, located at 4313 Fitch Avenue, in the Sixth Councilmanic District
  - c. Resolution No. 25-09. Resolution asking the Planning Board to prepare a Red Line Transit Corridor Plan in support of the Red Line Transit Project to serve as a guide for the integration of a transit project with any potential development of the Red Line corridor.

**Adjournment of the Board meeting**

## **Appendices**

- Appendix A** Advance Revised Tentative Agenda
- Appendix B** Approved Minutes of April 2, 2009 meeting
- Appendix C** Parham-Ritter Properties, Petition for Urban-Rural Demarcation Line (URDL) Relocation
- Appendix D** Patapsco Overlook: Additional informational material
- Appendix E** Legislation
- a. Bill No. 17-09, regarding Boarding-or Rooming Houses
  - b. Resolution No. 20-09. Resolution to approve Catholic Charities application for a Planned Unit Development (PUD)
  - c. Resolution No. 25-09. Red Line Transit Project

Minutes  
April 16, 2009

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

Vice Chair Dr. Robert Gregory 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 (5:07)  
Mr. Dennis P. Hoover  
Ms. Dorothy Foos  
Mr. William Moore  
Ms. Nellie Grinage  
Dr. Robert Gregory  
Mr. Robert J. Palmer  
Mr. Gordon K. Harden, Jr.  
Mr. Adam T. Sampson  
Mr. Gerard Wit  
Mr. H. Edward Parker

Absent

Mr. Edward Gilliss  
Mr. Dean Hoover  
Mr. Aaron Dock

County staff present included Pat Keller, Jeff Long, Curtis Murray, Barbara Weaver, Krystle Patchak, Lynn Lanham, Jeff Mayhew, Bruce Seeley, Dennis Wertz, and Lloyd Moxley from the Office of Planning.

Dr. Gregory congratulated Mr. Dock on his reappointment to the Baltimore County Planning Board for a three-year term. He noted that Mr. Dock was not in attendance but welcomed others to congratulate him in the future. He also noted that there was a Court Reporter present to record deliberations on the Patapsco Overlook PUD.

Mr. Seeley, Master Plan Coordinator, spoke briefly about the draft document on the Rural Areas Amendment that the Office of Planning has been working on in conjunction with the Department of Environmental Protection and Resource Management (DEPRM). The draft document should be on the website later today or tomorrow. Mr. Keller invited all to attend an upcoming Workshop at Shepherd Pratt featuring Matt D'Amico, of Design Collective, regarding Commercial Corridor development to accommodate future growth. The session is scheduled for May 18, 2009 from 6 – 9 p.m.

**Review of today's Agenda**

The agenda was revised to include the addition of Resolution No. 25-09 which was added for review by the Board. The revised agenda is filed as Appendix A.

## **Minutes of the April 2, 2009 meeting**

Ms. Dorothy Foos moved the acceptance of the minutes of the April 2, 2009 meeting as published. The motion was seconded by Mr. Dennis Hoover and passed unanimously at 4:05 p.m. Absent were Messrs. Gilliss, Dock, Dean Hoover, and McGinnis. A copy of the approved Minutes of the April 2, 2009 meeting is filed as Appendix B.

### **Item for introduction and initial discussion**

- \*\* 1. Parham-Ritter Properties, Petition for Urban-Rural Demarcation Line (URDL) Relocation

Mr. Mayhew addressed the petition for URDL relocation. This property was up for rezoning during the last Comprehensive Zoning Map Process (CZMP), but the County Council voted not to rezone the property. At this time the petitioner, Parham-Ritter Properties, is requesting that the URDL be moved to include the property.

The Office of Planning suggested that the Board defer the request until the Red Line Transit Corridor Plan proposal is completed. This matter is discussed further in Resolution No. 25-09, which was later presented to the board and is filed as Appendix E.

Mr. Moore and Mr. Miller questioned the timeline for the Red Line plan proposal. Mr. Mayhew stated that the plan should be completed within a year to 18 months. Mr. Moore also stated that the Councilman for the area was hoping to have this area undergo a community plan effort and would also like this petition to be deferred.

The Board also questioned the position of the petitioner, with regards to the deferral of the project. Mr. Jason Vettori, of Gildea & Schmidt, LLC, stated that he is working with the Planning staff and is comfortable that deferring the project is appropriate at this time.

Mr. Harden commented on the property to the left of the stated property and its possible involvement in moving the URDL also.

### **Item for continued deliberation**

2. Patapsco Overlook, Application for Planned Unit Development (PUD), PDM # 01-557

Dr. Gregory briefed the Board on the background of the Patapsco Overlook PUD, which was introduced and up for a public hearing on April 2, 2009. He stated that comments were received from community members and all are available in a reader file for any members who would like to review them.

Mr. Moxley of the Planning Office presented the staff's recommendations on the PUD to the panel via a PowerPoint presentation. As presented previously, the PUD is located in the 1<sup>st</sup> councilmanic district on the east side of Thistle Road, approximately 220 feet south of the intersection of Thistle Road and Maryland Route 144. This is split zoned,

DR 3.5/DR 2 and also RC2, which is not part of the PUD. The total site is approximately 8.19 +/- acres, with 7.54 acres subject to the PUD. The proposal calls for 80 residential, age restricted (55 years and up), condo units broken up into 5 buildings with a common clubhouse in the center of the development.

With regards to the Master Plan 2010, Planning Office staff found that the proposed land use is appropriate and it does not undermine the purposes of the Master Plan. The Compatibility Report received March 10, 2009 (within the required Pattern Book) was also reviewed and it was found that all eight objectives were in accordance with Section 32-4-402 of the Baltimore County Code. The Planning Office found that although the neighborhood exhibits no clear development pattern, the proposed PUD will not present an adverse development condition within the Thistle Road neighborhood.

As requested by the Board at the April 2, 2009 meeting, the Planning Office analyzed different developments around the county to determine material quality standards. The analysis can be found in the PowerPoint, Appendix D. After reviewing the other developments, Staff stated that they feel the development is compatible with regards to size and its wooded setting. The development was clustered to preserve the forest buffer.

Other issues previously addressed by the Board included traffic, and dumping issues. At this time the Planning Office staff found that there is no need for a traffic signal. It was also stated that DEPRM will address the alleged dumping issues on the site. Mr. Robert Hoffman, Esquire, stated that they are willing to address all problems on the site and get it cleaned up properly.

There were also changes to the community benefit. The community benefit funding was enhanced to include: \$40,000 for the Catonsville High School Boosters, \$10,000 for the Catonsville Celebration Committee, and \$50,000 for Economic Development to study the Catonsville Revitalization District.

There were also amendments to the modification of standards, which were presented at the April 2, 2009 meeting. These amendments were distributed to the Board, and can be found in Appendix D.

The Director of Planning recommended that the concept plan be approved due to the fact that the plan exceeds the by-right alternative plan and is compatible with the Master Plan.

Mr. Moore questioned the change in materials since the April 2, 2009 meeting. He was assured by the applicant that the proposed vinyl siding will now be hardi-plank, which is higher quality. He also suggested that the community benefit possibly include funding for a traffic signal. Mr. Keller stated that funds would cover a traffic signal, but a study would be needed and the study would not warrant the signal. Mr. Wit stated that this would not serve as an adequate public benefit. Mr. Moore suggested having further study on the traffic issues and the Board would like to have a traffic engineer from the Department of Public Works present at the next meeting to address these issues.

Dr. Gregory asked the staff to gather more information on the \$50,000 Economic Development study on the Catonsville Revitalization District.

Mr. Miller was concerned with the price of the condo units, with relation to the potential buyers. Mr. Hoffman stated that this is an active adult community, with younger senior residents age 55 and above, and he feels that the units will sell to their targeted market.

Mr. Parker questioned restrictions of other age groups on the site, such as children. Mr. Kirby, developer for the project, stated that there will be condominium agreements, which will restrict the stay of ages 19 and below. The Board asked for the condominium documents to be presented at the next meeting.

The Staff Report; Amended Modification of Standards; Copy of PowerPoint; and disk are filed as Appendix D of the minutes. For reference, the complete PUD Application file is stored in the Development Review Section, under No. 01-557, Patapsco Overlook. All submissions are also available online at [www.baltimorecountymd.gov/agencies/planning/PUD/index.html](http://www.baltimorecountymd.gov/agencies/planning/PUD/index.html).

### **Other business**

3. Legislation: Mr. Murray brought the Board up to date on the following legislation:
  - a. Bill No. 17-09, regarding Boarding-or Rooming Houses – Definition and clarification
  - b. Resolution No. 20-09. Resolution to approve Catholic Charities application for a Planned Unit Development (PUD) for affordable senior housing, located at 4313 Fitch Avenue, in the Sixth Councilmanic District
  - c. Resolution No. 25-09. Resolution asking the Planning Board to prepare a Red Line Transit Corridor Plan in support of the Red Line Transit Project to serve as a guide for the integration of a transit project with any potential development of the Red Line corridor.

Although it is premature to ask the Board for a Motion to take this request to the Administrative Officer for direction, since the County Council has not taken final action, the Office of Planning outlined the Resolution and to explain its relation to Agenda Item No. 1, the Petition for relocation of the URDL.

### **Adjournment of the Board meeting**

Mr. Harden moved the adjournment of the Board meeting. The Motion was seconded by Mr. Sampson and passed unanimously at 5:31 p.m. Absent were Messrs. Gilliss, Dock, and Dean Hoover.

Approved 5/07/09