

**MINUTES**  
**Baltimore County Planning Board Meeting,**  
**and Public Hearings**  
**November 19, 2009**

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**by the**  
**Baltimore County Planning Board**

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

***Request for a Planned Unit Development (PUD), PDM No. II-615, known as  
Randallstown III Cooperative PUD***

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Minutes  
November 19, 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 members were:

Present

Mr. Wayne C. McGinnis  
Mr. Robert J. Palmer  
Mr. William Moore  
Mr. Dean Hoover  
Mr. Gerard J. Wit  
Mr. Aaron Dock (arrived 4:12 p.m.)  
Ms. Dorothy Foos  
Dr. Robert Gregory  
Mr. Paul Miller  
Mr. Adam T. Sampson  
Mr. Edward Parker  
Mr. Dennis P. Hoover  
Mr. Gordon K. Harden, Jr. (left 5 p.m.)

Absent

Ms. Nellie Grinage

County staff present included Pat Keller, Curtis Murray, Barbara Weaver, Krystle Patchak, Lynn Lanham, Jeffrey Mayhew, Kathy Schlabach, Diana Itter, Bruce Seeley, Dennis Wertz, Laurie Hay, Lloyd Moxley, and Donnell Zeigler from the Office of Planning.

**Review of today's Agenda**

Agenda Item No. 6., Amendment to the Master Plan 2010 – Rural Areas was moved from “vote” to “further deliberation.” The vote on this issue is now anticipated on January 7, 2010. The Revised Agenda is filed as Appendix A.

**Minutes of the November 5, 2009 meeting**

Mr. Gilliss noted two corrections to the Minutes of the November 5, 2009 meeting. (1) On Page 3, Mr. Bruce Seeley was added to the list of staff present from the Office of Planning. (2) On Page 7, under Lower Back River Neck Community Action Plan, community comments, Mr. John Neukam, the phrase “opposing the bike path” was added to complete the 2<sup>nd</sup> sentence. Dr. Gregory moved that the Minutes of the November 5, 2009 meeting of the Board be approved as corrected. Mr. Parker seconded the motion,

which passed unanimously at 4:03 p.m. Absent were Ms. Grinage and Mr. Dock. A copy of the Minutes of the November 5, 2009 meeting is filed as Appendix B.

### **Items for introduction**

#### **1. Hillendale Community Plan**

Mr. Zeigler, Community Planner, introduced the draft of the Greater Hillendale Community Plan. The project originated on March 19, 2007, with 5<sup>th</sup> District Councilman Vincent Gardina's Resolution No. 22-07 requesting that the Baltimore County Planning Board prepare a community plan for the Hillendale area. The Plan would serve to promote the stabilization and improvement of a community that has a dense population with recreational, social and community support requirements. Mr. Parker moved that a Public Hearing on the Hillendale Community Plan be set for January 7, 2010 at 5 p.m. Mr. Wit seconded the Motion, which passed unanimously at 4:05 p.m. Absent were Mr. Dock and Ms. Grinage. A copy of the draft Plan is filed as Appendix C.

#### **2. Carney/ Cub Hill/ Parkville Community Plan**

Mr. Wertz, Community Planner, introduced the draft of the Carney/ Cub Hill/ Parkville Community Plan that had been prepared in response to County Council Resolutions Nos. 91-05 and 127-05, with the assistance of other agencies and the Carney/ Cub Hill/ Parkville Community Plan Citizen Advisory Committee. In addition to the draft Plan, which is dated October 7, 2009, Mr. Wertz referred the Board to an additional handout, which included an overview of the planning area and highlighted excerpts from the Plan. Mr. Miller moved that a Public Hearing on the Carney/ Cub Hill/ Parkville Community Plan be set for January 7, 2010 at 5 p.m. Mr. Parker seconded the Motion, which passed unanimously at 4:09 p.m. Absent were Mr. Dock and Ms. Grinage. Both a copy of the draft Plan and a copy of the handout are filed as Appendix D.

#### **3. Rosewood Institutional Educational Center Plan**

Ms. Itter, Community Planner, spoke briefly regarding the Rosewood Institutional Educational Center Plan. In February 2009, Baltimore County Council Resolution No. 14-09 requested that the Baltimore County Planning Board prepare a community plan for the Rosewood/Owings Mills area of the County, including the property at the Rosewood Center, as an amendment to the Master Plan, to serve as a guide for the future development of the area. An Advisory Group composed of representatives of the community and other stakeholders met over a period of 7 months to recommend a plan. Following an additional Advisory Group meeting in early December 2009, the draft Plan, which is on the web, will be finalized. Mr. Miller moved that a Public Hearing on the Rosewood Institutional Educational Center Plan be set for January 21, 2010 at 5 p.m. Ms. Foos seconded the Motion, which passed unanimously at 4:11 p.m. Absent were Mr. Dock and Ms. Grinage. A copy of Resolution No. 14-09 is filed as Appendix E.

#### **4. Amendment to the Baltimore County Zoning Regulations – Wind Turbines – Committee Report**

Mr. Adam Sampson, Chair, Subcommittee, Wind Turbines, introduced the Committee Report to the Board. He noted that in 2008 the County Council requested that the

Planning Board propose amendments to the zoning regulations in order to regulate the location and use of windmills for residential energy use. In response to the Office of Planning's Staff Report in 2009, a subcommittee of the Board was named to review the draft Report and make a presentation of recommendations to the full Board. In addition to Mr. Sampson, Chair, members of the subcommittee included: Mr. Dennis Hoover, Mr. Dean Hoover, Ms. Foos, Mr. McGinnis, Mr. Moore, and Mr. Parker. Two public hearings were held to learn about the technology of the wind turbines and to receive input from the public. After careful review and consideration, the subcommittee completed its recommended amendments to the Zoning Regulations Regarding Small Wind Energy Systems. Ms. Schlabach, staff coordinator, referred the Board to two handouts dated November 18, 2009. The first, "Committee Amendments to the Staff Report," specifies some minor corrections to the Committee Report. The second, "Recommended Amendments to the Zoning Regulations Regarding Small Wind Energy Systems" incorporates the corrections. Both reports are posted on the web and are filed as Appendix F. Mr. Parker moved that a public hearing be set for January 7, 2010. Mr. Dennis Hoover seconded the Motion, which passed unanimously at 4:19 p.m. Ms. Grinage was absent.

#### **Items for further deliberation**

##### **5. Request for Planned Unit Development (PUD), PDM No. I-560, known as Bristol Green Alternative PUD**

Board members' comments during deliberation included the following. Mr. Moore stated that he supports the PUD in its final form. He has spoken with Mr. Marenberg regarding additional variability in color that is not currently shown in the pattern book. Mr. Miller questioned the community benefit. In response, Mr. Moxley, Planning Staff, explained that the "community benefit" was not a PUD requirement when the original resolution authorizing the PUD was passed. However, he noted that there were community enhancements including \$60,000 that would be going toward recreational space. Mr. McGinnis expressed concern that any community benefits accrue to the immediate community. Mr. Parker asks that the Mr. Barrett, Director, Department of Recreation and Parks, certify the beneficiary of the funds before the vote is taken on January 7, 2010. Mr. Hoffman, attorney for the developer, will follow through. A copy of the October 15<sup>th</sup> 2009 Staff Report is filed as Appendix G.

##### **6. Amendment Master Plan 2010 – Rural Areas**

Mr. Seeley, Master Plan Coordinator, directed the Board members' attention to a summary of the revisions made to the Rural Areas section of the Master Plan 2010. The changes were based upon additional comments received after the Public Hearing before the Board on November 5, 2009. Mr. Seeley read the major revisions into the record and responded to questions from Board members. Among items mentioned for possible further investigation are:

- Role of Agricultural Center
- Page #19, reword statements for consistency
- Offer the public a better explanation of the URDL and what is meant by "inside" and "outside" the URDL

The Summary of Revisions is filed as Appendix H.

**Deliberation and Vote**

7. Lower Back River Neck Community Action Plan (LBRN)

Ms. Hay referred to Mr. Belbot’s PowerPoint, originally presented at the Public Hearing on November 5, 2009. Mr. Belbot, Chair of the LBRN Community Action Plan Advisory Committee, was available to answer any questions, as was Ms. Hay, who is the Community Planner for the area. Mr. Palmer complimented the community for bringing resources together. He moved that the Lower Back River Neck Community Action Plan be accepted as presented. Mr. Harden seconded the Motion, which passed unanimously at 4:56 p.m. Ms. Grinage was absent. A copy of the Lower Back River Community Action Plan, Approved by the Baltimore County Planning Board, November 19, 2009, is filed as Appendix I.

**Other Business**

8. Landmarks Preservation Commission Report – November 12, 2009 meeting

Mr. Dean Hoover, Planning Board representative on the Landmarks Preservation Commission, referred the Board members to the Report of Major Actions of the Commission’s November 12, 2009 meeting that is in their notebooks. The Report is filed as Appendix J.

**Adjournment of Board Meeting**

Mr. Dock moved the adjournment of the November 19, 2009 meeting of the Baltimore County Planning Board. Mr. Parker seconded the Motion, which passed unanimously at 4:56 p.m. Ms. Grinage was absent.

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**Public Hearing\*\*  
by the  
Baltimore County Planning Board**

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

The Public Hearing was called to order at 5:12 p.m. by Chairman Gilliss.

Comments were heard on the following:

Request for a Planned Unit Development (PUD), PDM No. II-615, known as  
Randallstown III Cooperative PUD

For the record, Mr. Gilliss stated that Mr. Moore, Board member, would be recusing himself from this issue.

Jeffrey Scherr, Esquire, developer CSI Support and Development Services’ representative, outlined the request for the non-profit PUD, known as Randallstown III

Cooperative PUD. The applicant proposes a Senior Housing Planned Unit Development comprised of a single building containing fifty 1-bedroom units and one 2-bedroom unit situated on 3.26 acres of D.R. 5.5 zoned property. The site is situated on the south side of the intersection of Old Court Road and Church Lane. Two other senior housing buildings developed by CSI are immediately adjacent to the proposed project site. These HUD funded affordable housing units are fully occupied, with a waiting list.

Mr. Monroe, CSI Support and Development, described the CSI organization, which has been in business over 44 years with sites in several states, including 9 in Maryland. The company's focus is on affordable non-profit housing for seniors. CSI is a true partner in the community with cooperative management as the key. Mr. Hord, architect, addressed the site plan in detail, describing materials, facades, elevations, modifications of standards, and consistency with the Master Plan 2010. Mr. Rosenfelt, Civil Engineer, was available to answer technical questions.

All those from the community who spoke were in support of the PUD, including Ms. Charlotte Lann, Co-op President, who described how committees of the House Council work on establishing rules, decorating, planning recreational trips as well as maintenance, budget and caring for people in need. Ms. Chris Gross and Ms. Ruth Poole, who have been living in the other cooperative buildings for between 3 – 4 years, expressed their support and confidence. All materials submitted relative to the requested PUD are filed as Appendix K.

Request for a Planned Unit Development (PUD), PDM No. XI-1091, known as  
Nottingham Ridge PUD (COPT)

Mr. Wayne Lingefelter, representing the team for the developer, Corporate Office Properties Trust (COPT), outlined the request for the PUD known as Nottingham Ridge in the White Marsh Growth Area. The applicant proposes a Planned Unit Development consisting of a mix of LEED "Silver" Certified Class 'A' Offices and non LEED Certified shops, offices, hotels and residences within a pedestrian-friendly streetscape environment. The entire 88.84 acre site is zoned ML-IM. The proposed improvements include the following: 1250 residential units in multi family/mixed use buildings with at least 35% being owner-occupied, 1,290,000 square feet of General Offices, 311,000 square feet of retail, 500 hotel rooms in multiple buildings, 82,500 square feet of restaurant space and 10,000 square feet of conference space. The site will be developed in phases.

COPT envisions a mixed-use development that focuses on working, living, and enjoying recreational pursuits within the community. The environmental/community "benefit" as spelled out in County Council Resolution No. 105-08, primarily, would be the construction of nine office buildings that would achieve at least a silver rating according to the U.S. Green Building Council's LEED rating system. Also provided will be additional open space waiver fee up to the maximum that would be needed.

Points brought up during an opportunity for questions from the Board included:

- The gross value of improvements to the property would be approximately \$750 to \$900 million.

- Concern was expressed relative to the small amount of detail presented on the project that includes 1.3 million sq. feet of office space and 1250 residential units.
- Consider committing the residential portion of the PUD to LEED construction. (Developer's team will explore.)
- There will be 35 condo units, with the rest of the residential units being apartments

Details of the PUD proposal are iterated in the Office of Planning Staff Report dated November 5, 2009, which is filed as Appendix L.

Ms. Judith Davies, Board Member, the Nottingham Improvement Association, stated that the community had no strong objections to the PUD, although there was some concern regarding:

- Increased traffic
- Impact on White Marsh Run and the proximity of the PUD to the flood plain
- The PUD process in general

Ms. Melissa Sadowski, Baltimore County Department of Economic Development, stated that her department was in full support of the PUD, which is seen as a premier mixed-use development.

### **Adjournment of the public hearings**

Ms. Foos moved the adjournment of the November 19, 2009 public hearing of the Baltimore County Planning Board. Mr. Parker seconded the Motion, which passed unanimously at 6:27 p.m. Ms. Grinage was absent.

bw

Approved 1/7/10