

**MINUTES**  
**Baltimore County Planning Board Meeting,**  
**and Public Hearings**  
**January 21, 2010**

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Minutes  
January 21, 2010

**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  
Ms. Dorothy Foos  
Dr. Robert Gregory (arrived 4:12 p.m.)  
Mr. Paul Miller  
Mr. Adam T. Sampson  
Mr. Dennis P. Hoover  
Mr. Aaron Dock  
Mr. Lionel van Dommelen

Absent

Ms. Nellie Grinage

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

Mr. Gilliss welcomed Mr. Lionel van Dommelen, who was recently appointed to the Board by the 7<sup>th</sup> District Councilman, Mr. John Olszewski.

**Review of today's Agenda**

There were no changes to the Revised Agenda as published. It is filed as Appendix A.

**Minutes of the January 7, 2010 meeting**

Mr. Moore moved the acceptance of the Minutes of the January 7, 2010 meeting with modifications: On Page 4, Item No. 1, first paragraph, add the following second sentence, "She also outlined six points, which included supporting a reduced number of apartments and inclusion of some on-site open space." On Page 4, Item No. 1, second paragraph, revise to read, "Mr. Moore stated that since only the nine office buildings will be LEED certified, and not the entire project, then, perhaps, there should still be a "community benefit" portion added. Due to the magnitude of the project, he also felt there should be greater detail than currently offered and that it would be important for any modifications to come back before the Board for approval." Mr. Dennis Hoover

seconded the Motion, which passed unanimously at 4:06 p.m. Ms. Grinage and Dr. Gregory were absent. A copy of the Minutes, approved as corrected, is filed as Appendix B.

**Special Presentation by County Executive James T. Smith, Jr. –  
Introduction to the Capital Improvement Program (CIP)**

County Executive James T. Smith, Jr. opened his remarks on Capital Budget Fiscal Year 2011 and Capital Improvement Program Fiscal years 2012 – 2016, by expressing his gratitude for the opportunity to work together with the people and businesses of the County to create a renaissance of new opportunity and optimism. The projects approved by this Board have been essential to the success of the renaissance. He outlined how over \$1 billion in County and State funding has been spent for school construction and renovation. In addition, significant resources have been spent on libraries and other community amenities.

Mr. Smith assured continued sound fiscal management and commitment to good business practices. He expects that the Fiscal Year 2010 Budget will be balanced and that he will submit a balanced budget for 2011, with no furloughs or lay offs anticipated. He pointed out reduced amounts in the Fiscal Year 2012-2016 Capital Improvement Program, which reflect the challenges faced by the County. A brief summary of the FY11 Capital Budget and Capital Improvement Program is filed as Appendix C. The Board's Worksession's on the CIP will begin January 26, 2010.

**Items for introduction**

1. **Basic Services Maps**

Mr. David Thomas, Assistant to the Director of Public Works, explained that each year, the Department of Public Works is required to report on Basic Services Maps, including Sewer Deficient Areas and Areas of Concern, Transportation Zones, and Water Supply Areas. He introduced the issues briefly. Copies of the memos from the Department of Public Works along with corresponding maps are filed as Appendix D. There will be an opportunity for public comment prior to the Board vote.

2. **Towson Manor Planned Unit Development, (PUD), PDM # IX-805**

Mr. Moxley introduced the request by applicant Bozzuto Homes, Inc. for the PUD known as Towson Manor. The property, consisting of 9.46 gross acres, zoned DR 16, RO, is located in the 5<sup>th</sup> Councilmanic District near the Northeast corner of Burke Ave and East York Rd. The applicant proposes 114 residential townhouse units, 4 semi-detached units and a 92 bed Assisted Living Facility. Baltimore County Council Resolution No. 71-09 stipulated that the PUD is eligible for Baltimore County Review. Specifics of the proposal are outlined in the Office of Planning Staff Report dated January 21, 2010 which is filed as Appendix E. A copy of Mr. Moxley's PowerPoint presentation is also filed as Appendix E.

The “community benefit,” which closely resembles a Renaissance Redevelopment project, has already begun to impact the Towson Manor Village community. Tangible positive benefits of the development include removal of existing derelict housing and the termination of an emergent rental use pattern that was detrimental to the community at large. Replacing the rental pattern will be high quality single-family homes in a walkable community. Dr. Gregory moved that a Public Hearing be set for Thursday, February 4, 2010 at 5 p.m. Ms. Foos seconded the Motion, which passed unanimously at 4:50 p.m. Ms. Grinage was absent.

### **Items for deliberation and vote**

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

Mr. Seeley outlined for the Board the most recent proposed revisions made to the *Master Plan Amendment: Rural Areas* document. He also noted that a recommendation was being made to revise the “Scenic Resources” map, “Map 37”, on page 250 of *Master Plan 2010* by adding a designation of “Scenic Route” to that section of Belair Road from Big Gunpowder River to Little Gunpowder River and naming the property known as “Rockwood” a “Scenic View.” The memo with revisions and scenic map is filed as Appendix F.

In the discussion that followed, Ms. Foos expressed her concern that the revised wording, “initiate a study to determine if” . . . on Page 24, under Historic and Scenic Resources is still too weak. She would like the wording to read “protect designated viewsheds.” Mr. Keller noted that no matter what the wording, it is an advisory item in the Master Plan and would require further community action to in order to formulate any recommendations. After further discussion, Ms. Foos still expressed concern over the wording yet agreed the particular issue could be brought to the Council’s attention.

Mr. McGinnis commented that he is satisfied with many of the changes and moved that, in accordance with Section 32-2-201 of the Baltimore County Code, the Baltimore County Planning Board adopts the “Master Plan Amendment, Rural Areas,” as prepared and amended by the Office of Planning, and recommends that the County Council receive the Master Plan Amendment from the Office of Planning and accept it or modify it by resolution, in accordance with Section 523 of the Baltimore County Charter. Mr. Sampson seconded the Motion, which passed unanimously at 5:02 p.m. Ms. Grinage was absent.

#### **4. Greater Hillendale Community Plan**

Mr. Zeigler reacquainted the Board with the details of the Hillendale Community Plan, which was introduced on November 19, 2009 with a public hearing on January 7, 2010. 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. Dennis Hoover

commended the community and staff for their efforts that made the Plan a reality. He moved that the Baltimore County Planning Board approves the draft Greater Hillendale Community Plan, dated September 2009, as an amendment to the Master Plan 2010. Dr. Gregory seconded the Motion, which passed unanimously at 5:12 p.m. Ms. Grinage was absent. Copies of the PowerPoint and the Draft Plan are filed as Appendix G.

#### 5. Carney/ Cub Hill/ Parkville Community Plan

Mr. Wertz introduced the draft Plan on November 19, 2009. On January 7, 2010 at the Public Hearing, four representatives of the community asked that the 38 zoning map amendments recommended by the Advisory Group that were not considered in the 2008 Comprehensive Zoning Map Process be added into the Plan. Mr. Dennis Hoover concurs with adding the maps and commended all who participated in the project. Mr. Wertz provided two possible options for including the maps in the Plan:

- Adding as Planning Board recommendations. In this case, the Board might like to review each specific issue first.
- Adding as Advisory Committee recommendations. Including the zoning map amendment recommendations as an Appendix that is referenced in the main part of the report would mean that these zoning issues would be considered at the next Comprehensive Zoning Map Process (CZMP).

Mr. Dennis Hoover moved that the Baltimore County Planning Board approve the draft Carney/ Cub Hill/ Parkville Community Plan dated October 7, 2009 as an amendment to the Master Plan 2010, including the zoning maps provided by the community as an appendix to the Plan and identified as recommendations of the Advisory Committee, with the note that neither the Planning Board nor the Office of Planning staff have reviewed the specific recommendations, and therefore, reserve any recommendations until they are officially submitted through the next CZMP. Ms. Foos seconded the Motion, which passed unanimously at 5:25 p.m. Ms. Grinage was absent. Copies of the Advisory Committee zoning recommendations and Community Plan along with a copy of the PowerPoint are filed as Appendix H.

#### 6. Amendment to the Baltimore County Zoning Regulations - Wind Turbines

Mr. Sampson moved that, in response to County Council Resolution 52-08, the Baltimore County Planning Board approves the report of the Planning Board Wind Turbine Committee, dated November 18, 2009, and requests that the report be transmitted to the County Council for further consideration as an amendment to the Baltimore County Zoning Regulations. Mr. Miller seconded the Motion. In the discussion that followed, it was noted that the Report only addressed residential properties as directed by the County Council and did not address non-residential zones. The report will be transmitted with an explanation that the recommendations were drafted to address residential properties only and that any proposed recommendations were not intended to affect current law in any way for commercially zoned properties. The Motion carried unanimously at 5:35 p.m. Ms. Grinage was absent. A copy of the November 18, 2009 Wind Turbine Report, along with written comments, is filed as Appendix I.

7. Randallstown III, Planned Unit Development (PUD), PDM No. II-615

Mr. Moore recused himself from discussion and vote on this issue. Mr. Moxley noted that no additional information on the Randallstown III PUD has been presented since the last meeting.

Mr. Dock moved that the Baltimore County Planning Board, as a result of the inter-agency and public comments on the proposed Randallstown III Non-Profit Housing Planned Unit Development (PUD), PDM # II-615 recommendations from the Office of Planning, input from the public hearing on November 19, 2009 and further deliberations on January 7, 2010, APPROVES the Randallstown III Non-Profit Housing PUD and the requested Modifications of Standards and commitment to the public benefit as fully articulated in the Staff Recommendations, Planned Unit Development Findings document (DRAFT) for the Randallstown III Non-Profit Housing PUD in accordance with Section 32-4-245 of the Baltimore County Code. A copy of the Staff Recommendations is filed as Appendix J. Dr. Gregory seconded the Motion, which passed unanimously at 5:37 p.m. Ms. Grinage was absent. Mr. Moore did not participate in the discussion or vote.

**Other Business**

8. Report of the Landmarks Preservation Commission (LPC) meeting January 14, 2010

Mr. Dean Hoover, the Board's representative to the LPC, reported on the major actions at the January 14<sup>th</sup>, 2010 LPC meeting, which are filed as Appendix K. He noted that new member Mr. John (Jack) Day was introduced. Mr. Bruce Boswell was elected as Chair and Ms. Carol Allen as Vice-Chair.

**Adjournment of Board Meeting**

Mr. McGinnis moved the adjournment of the January 21, 2010 meeting of the Baltimore County Planning Board. Mr. Palmer seconded the Motion, which passed unanimously at 5:37 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 5:50 p.m. by Chairman Gilliss.

Comments were heard on the following:

Rosewood Institutional Educational Center Plan

All who spoke were in support of the project. Jim Campbell, Executive Vice President and Chief Financial Officer, Stevenson University, stated that this new campus, which would be next door to the newly-established Stevenson-Owings Mills campus, would secure the future of the university by providing additional academic space as well as much-needed athletic fields. Richie Blue, speaking on behalf of the Trustees of Jemicy School, applauds Stevenson University as the master developer for the property. Mr. Blue, also, as a representative of the 1000-member Greenspring Valley Hunt Club, endorsed the Plan. Shoshana Cardin, speaking for the Cardin School, sees an educational center as a benefit to the area. She noted a few concerns, including that the Canter Building would not be used on an “interim” basis, but rather ongoing, that The Cardin School should maintain first right of refusal in the future, that green construction will occur, although silver LEED certification cannot, and that the setback requirements of 150 feet from Garrison Forrest Road are not realistic as the building is currently only 120 feet from the road. Larry Conn, Cardin School Board member, endorsed Ms. Cardin’s comments.

Teresa Moore, Valleys Planning Council, applauds the planned athletic fields in particular and hopes that the fields will see a broader opportunity for use by the County. Jim Angelene, President, Greater Greenspring Association, speaking for the members of the Association, stressed support for Stevenson University as a steward for the property. Anna Smith, who is on the vestry of St. Thomas Church, worked with the advisory group and supports the Plan.

Delegate Jon Cardin, is pleased to see this project coming to fruition. He sees this project as a synergistic, dynamic opportunity for the community and pledges his continued support. Senator Bobby Zirkin representing himself and others on the legislative delegation, including Delegates Morhaim and Stein, commented on the thousands of letters, and other forms of communications, from constituents that almost universally favored Stevenson University at the master developer. Ben Bronstein waived his opportunity to add to the community’s positive comments.

Diana Itter, of the Planning Office, referred the Board to letters from the legislative delegation, Owings Mills Corporate Round Table, Torah Institute of Baltimore, and Maryland Department of Planning, and Maryland Historical Trust. Written comments are filed as Appendix L.

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

Mr. Dean Hoover moved the adjournment of the January 21, 2010 Public Hearing of the Baltimore County Planning Board. Mr. Dennis Hoover seconded the Motion, which passed unanimously at 6:02 p.m. Ms. Grinage was absent.

bw

Approved 2/04/10