

**MINUTES**  
**Baltimore County Planning Board Meeting,**  
**and Public Hearing**  
**February 4, 2010**

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Minutes  
February 4, 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 4:05 p.m. The following members were:

Present

Mr. Wayne C. McGinnis  
Mr. Robert J. Palmer (arrived 5:00 p.m.)  
Mr. William Moore  
Mr. Dean Hoover (arrived 5:46 p.m.)  
Ms. Dorothy Foos (arrived 4:08 p.m.)  
Dr. Robert Gregory (arrived 4:15 p.m.)  
Mr. Paul Miller  
Mr. Dennis P. Hoover  
Mr. Lionel van Dommelen  
Ms. Nellie Grinage

Absent

Mr. Aaron Dock  
Mr. Gerard J. Wit  
Mr. Adam T. Sampson

County staff present included Pat Keller, Curtis Murray, Barbara Weaver, Krystle Patchak, Lynn Lanham, Jeffrey Mayhew, Kathy Schlabach, Lloyd Moxley, Diana Itter, and Jen Nugent from the Office of Planning; David Thomas, from the Department of Public Works.

**Review of today's Agenda**

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

**Item for introduction**

1. Catholic Charities Senior Housing PUD, PDM # XIV-475

Ms. Nugent introduced the request by applicant Associated Charities for the PUD known as Catholic Charities Senior Housing at the Village Crossroads. The property, consisting of approximately 7.49 acres, zoned ML-IM, is located in the 6<sup>th</sup> Councilmanic District on the South side of Fitch Avenue west of the Fitch Avenue and Rossville Boulevard intersection. The applicant proposes a Planned Unit Development (PUD) of an affordable age-restricted (62 years of age and older) residential apartment development of 180 units contained in 2 four-story buildings with parking and amenity open space. The planned courtyard complies with the new storm water management regulations that go into effect in May 2010. The "community benefit" provides additional affordable housing for the growing Baltimore County senior population.

Baltimore County Council Resolution No. 20-09 stipulated that the PUD is eligible for Baltimore County Review. Specifics of the proposal are outlined in the Office of Planning Staff Report dated February 4, 2010 which is filed as Appendix B. A copy of Ms. Nugent's PowerPoint presentation is also filed as Appendix B.

Responses to questions raised by Board members clarified that:

- The developer has built other similar projects in the area
- The new stormwater management regulations require a "micro-bio" field. *At Mr. Keller's suggestion, the Department of Environmental Protection and Resource Management will update the Board on the regulations at a future date.*
- The cost to residents is subsidized
- The siding is vinyl; all designated parking spaces will be graded for possible future use with only 120 paved initially.
- The traffic signals are deemed sufficient.

Dr. Gregory moved that a Public Hearing on the Catholic Charities Senior Housing PUD be set for Thursday, February 18, 2010 at 5 p.m. Mr. Dennis Hoover seconded the Motion, which passed unanimously at 4:27 p.m. Absent were Messrs. Dock, Wit, Palmer, Sampson and Dean Hoover.

### **Minutes of the January 21, meeting**

Ms. Foos moved that the Minutes of the January 21, 2010 meeting of the Baltimore County Planning Board be approved as circulated. Ms. Grinage seconded the Motion, which passed unanimously at 4:28 p.m. Absent were Messrs. Dock, Wit, Palmer, Sampson and Dean Hoover. A copy of the approved Minutes is filed as Appendix C.

### **Item for public comment, deliberation and vote**

#### **2. Basic Services Maps**

Following up on the January 21, 2010 presentation, Mr. David Thomas, Assistant to the Director of Public Works, referred to his prior email responses to questions asked by Board members at that meeting and advised that he was available to answer additional questions regarding the Department of Public Works Basic Services Maps. No one from the general public spoke on the matter. Dr. Gregory moved that the Planning Board recommends the adoption by the County Council of the 2010 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 21, 2010 Planning Board meeting. Mr. Moore seconded the Motion, which passed unanimously at 4:31 p.m. Absent were Messrs. Dock, Wit, Palmer, Sampson and Dean Hoover.

Copies of the memoranda from the Department of Public Works along with corresponding maps are filed as Appendix D.

### **Item for deliberation and vote**

3. Rosewood Institutional Educational Center Plan (Plan)

Ms. Itter summarized for the Board the additional material received since the Public Hearing on January 21, 2010. There are two inter-agency comments that are recommended for incorporation into the Plan: (1) On Page 21, the Department of Environmental Protection and Resource Management recommends a new item 9, under **Development Parameters** “9. Development/redevelopment must comply with environmental regulations.” (2) On Page 11, **Public Utilities**, the Department of Public Works recommends adding, “Although sewer is generally available, Baltimore County Sewer Design should be consulted early in the development concept stage to verify downstream sewer adequacy.”

Mr. Miller, who had worked on the Advisory Committee to develop the Plan, applauded the efforts of the group and moved that the Baltimore County Planning Board approve the Draft Rosewood Institutional Educational Center Plan, dated October 2009, with additions per inter-agency comments, (as detailed in the paragraph above), as an amendment to the Master Plan 2010. Dr. Gregory seconded the Motion. In the discussion that followed, Mr. Moore stated that he finds the Plan positive; however, he would like to see efforts made to spare some of the old stone buildings. Mr. Keller explained that these buildings are under the State’s purview when it comes to Historic designations. The Motion passed unanimously at 4:36 p.m. Absent were Messrs. Dock, Wit, Palmer, Sampson and Dean Hoover. A copy of the Plan, the items recommended for incorporation, and community comments are filed as Appendix E.

**Adjournment of Board Meeting**

Mr. McGinnis moved the adjournment of the February 4, 2010 meeting of the Baltimore County Planning Board. Mr. Dennis Hoover seconded the Motion, which passed unanimously at 4:37 p.m. Absent were Messrs. Dock, Wit, Palmer, Sampson and Dean Hoover.

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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 5:00 p.m. by Chairman Gilliss.

Comments were heard as follows:

**Towson Manor Village, Planned Unit Development, PDM # IX-805**

Patricia Malone, Esquire, legal counsel, along with Robert Hoffman, Esquire, for the applicant Bozzuto Homes, Inc. introduced the development team. She referred to the Proffer of Testimony and Evidence in Support of PUD Concept Plan, which she asked be made part of the record. Pages 2 and 3 of the Proffer describe the history of the project, which began in 2004. Continued work with the community, the developer, and the Office of Planning has resulted in the current plan, which proposes 114 residential townhouse units, 4 semi-detached units and a 92 bed Assisted Living Facility. Jack McLaurin, Architect, specialist in infill development, used a PowerPoint presentation to highlight key points. Some of the site planning objectives mentioned included: compatibility, walkability, connectivity, variety of housing opportunities, high quality architecture, and quality of life. He described the proposed townhomes which have a variety of facades and rear entry garages. Lee Driskill, Architect, addressed the assisted living facility that is being developed by Shelter Developers. He stressed the community input and the developer's response to comments.

The developer's team responded to Board members' questions, advising that:

- None of the housing would be subsidized; all at market rate
- Cementitious material would be used for siding
- There is room for on-street parking
- There are no current critical financial issues for the developer
- Negotiations are underway with a contiguous property owner to allow access to alley/street

The Proffer, copy of the PowerPoint, staff report, and comments from the community are filed as Appendix F.

Paul Hartman, President, Aigburth Manor Community Association, a community of brick townhomes and civil-war era homes to the SE of the PUD, believes the proposed PUD will be an asset to the community. He applauds the plans for rear-loaded garages and high quality material and appreciates efforts to keep investor-owned properties to a minimum. David Ransone stated that all his questions had been answered. Andrew Jiranek, whose property is contiguous to the PUD, has been engaged in dialogue with Bozzuto Homes, Inc. to work out some detail. He has submitted two letters, dated January 21, and February 3, 2010, which outline his position and are filed as Appendix F. Ed Kilcullen, representing the Greater Towson Council of Community Associations (GTCCA), praised the proposed plan. He stated that it was an important step toward limiting investor ownership in the area. Robert Hoffman, who was signed up to speak, indicated that he had nothing further to add.

### **Adjournment of the Public Hearing**

Dr. Gregory moved the adjournment of the February 4, 2010 Public Hearing of the Baltimore County Planning Board. Ms. Foos seconded the Motion, which passed unanimously at 5:55 p.m. Absent were Messrs. Dock, Wit, and Sampson.

bw

Approved 2/18/10