

MINUTES
Baltimore County Planning Board Meeting,
and Public Hearing
February 18, 2010

Contents

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

Review of today's Agenda

Minutes of the February 4, meeting

Item for Deliberation and Vote

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

Other Business

2. Stormwater Management: Overview of new regulations, Thomas Vidmar, Deputy Director, Department of Environmental Protection and Resource Management
3. United States Census 2010: Roxanne Umpherry-Lucas, Senior Partnership Specialist- Maryland, U.S. Census Bureau

Adjournment of Board Meeting

.....

Public Hearing
by the
Baltimore County Planning Board

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

Catholic Charities Senior Housing PUD, PDM # XIV-475

Adjournment of Public Meeting

.....

Appendices

Appendix A	Tentative Agenda
Appendix B	Minutes of the February 4, 2010 meeting, as approved
Appendix C	Towson Manor Village, Planned Unit Development, PDM # IX-805; Final Approval Document
Appendix D	Proposed Stormwater Management Changes
Appendix E	United States Census 2010: Sample outreach materials as presented by Roxanne Umpherry-Lucas, Senior Partnership Specialist- Maryland, U.S. Census Bureau
Appendix F	Catholic Charities Senior Housing PUD, PDM # XIV-475, Applicant Proffer of Testimony and Evidence; PowerPoint

Minutes
February 18, 2010

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

Acting Chair, Dr. Robert Gregory, 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 4:29 p.m.)
Mr. William Moore
Mr. Dean Hoover
Mr. Edward Gilliss (arrived 5:10 p.m.)
Mr. Gerard J. Wit
Ms. Dorothy Foos
Mr. Paul Miller
Mr. Dennis P. Hoover
Mr. Lionel van Dommelen

Absent

Ms. Nellie Grinage
Mr. Adam T. Sampson
Mr. Aaron Dock

County staff present included Pat Keller, Curtis Murray, Barbara Weaver, Krystle Patchak, Lynn Lanham, Jeffrey Mayhew, Kathy Schlabach, Lloyd Moxley, and Jen Nugent from the Office of Planning; Thomas Vidmar from the Department of Environmental Protection and Resource Management.

Review of today's Agenda

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

Minutes of the February 4, 2010, meeting

Ms. Foos moved that the Minutes of the February 4, 2010 meeting of the Baltimore County Planning Board be approved as circulated. Mr. Dennis Hoover seconded the Motion, which passed unanimously at 4:07 p.m. Absent were Messrs. Dock, Palmer, Sampson, Gilliss and Ms. Grinage. A copy of the approved Minutes is filed as Appendix B.

Item for Deliberation and Vote

1. Towson Manor Village PUD, PDM #IX-805

Dr. Gregory referred Board members to their copies of the Baltimore County Planning Board Planned Unit Development Approval document for Towson Manor Village PUD. Last minute non-material updates have been made to the Approval document. He highlighted some of the PUD details, including:

- The Towson Manor PUD proposes the creation of 114 residential townhouse units, 4 semi-detached units and a 92 bed Assisted Living Facility III.
- The Board took public comment on February 4, 2010 and noted the positive support for the PUD proposal within the Towson Manor Village community. No additional stated opposition to the PUD has been received since then.
- The PUD concept is considered appropriate within its urban setting by Planning Staff and responds to the objectives of the Baltimore County Master Plan 2010 by facilitating the goals of the Towson Manor Village Enhancement Study.

Mr. Dean Hoover recused himself from deliberation and voting. Mr. Moore commented on his previous concerns regarding a contiguous property owner's access. However, he now feels that both parties are working out a satisfactory solution. Mr. Dennis Hoover moved that the Baltimore County Planning Board, as a result of the inter-agency and public comments on the proposed Towson Manor Village Planned Unit Development (PUD), PDM # IX-805, recommendations from the Office of Planning, input from the public hearing on February 4, 2010 and deliberations on February 18, 2010 APPROVES, the Towson Manor Village PUD and the requested Modifications of Standards and commitment to the public benefit as fully articulated in the Baltimore County Planning Board, Planned Unit Development Approval document for the Towson Manor Village PUD in accordance with Section 32-4-245 of the Baltimore County Code. (See Approval Document.) Mr. Moore seconded the Motion, which passed unanimously at 4:12 p.m. Mr. Dean Hoover abstained. Absent were Messrs. Dock, Palmer, Sampson, Gilliss and Ms. Grinage. A copy of the Approval Document is filed as Appendix C.

Other Business

2. Stormwater Management (SWM): Overview of new regulations

Mr. Thomas Vidmar, Deputy Director, Department of Environmental Protection and Resource Management, brought the Board up to date on the recent proposed stormwater management regulation changes. A copy of the comparison of the proposed language, which will become effective on May 4, 2010, is filed as Appendix D. Mr. Vidmar explained three proposed major language changes as follows:

- Implement Environmental Site Design (ESD) to the maximum extent practicable; ESD being defined as "The use of small-scale SWM practices, nonstructural techniques and better site planning to mimic natural runoff and minimize impact on water resources." (Current language calls for ESD as one of a suite of methods to control SWM.)

- All projects require three progressive levels of SWM plans: Concept SWM, Design SWM, and Final SWM plans. A conceptual erosion and sediment control plan is also required. (Current language requires concept and development plan on larger projects only.)
- Redevelopment projects must reduce impervious surface coverage by 50% or provide equivalent water quality control. Sites with less than 40% impervious coverage must meet full SWM requirements. (Current language calls for a reduction of 20% of impervious surface.)

Board members expressed concern regarding the maintenance of the small scale stormwater management areas. Although the County will inspect sites every three years, there are sites that are owned by, for instance, homeowners associations. It appeared that the new regulations would increase cost to property owner.

3. United States Census 2010

Mr. Mayhew passed out bags containing Census 2010 “outreach” materials to the Board members. April 1, 2010 is Census Day—the day by which census forms that will be mailed the first week in March should be returned. Data will be used, in part, to apportion the House of Representatives, to appropriate Federal and State funds, to re-district political boundaries, and to provide basis for community planning as well as planning by businesses and non-profits.

Ms. Roxanne Umpherry-Lucas, Senior Partnership Specialist- Maryland, U.S. Census Bureau, thanked Baltimore County for assisting in putting together a “partnering” committee to get the word out about the Census to the public. She emphasized that the Census is a count of *people* living in the states/country. The Census team makes a particular effort to reach under-counted people, such as undocumented persons and those living in non-traditional housing, and to take into account over-counted people, such as college students, in order to have accurate data for apportioning funds, etc. One slogan for the Census is “10 Questions in 10 Minutes,” which is meant to emphasize the ease of responding. Challenges for the Census team include under-recruitment and an audit that states that there has been “over spending” on advertising to date. Mr. Jeff Mayhew and Ms. Kui Zhao are the Census contacts in the Office of Planning. Sample outreach materials are filed as Appendix E.

Adjournment of the Board Meeting

Ms. Foos moved to adjourn the Baltimore County Planning Board meeting. The Motion, which was seconded by Mr. Dean Hoover, was passed unanimously at 5:07 p.m. Absent were Messrs. Dock, Sampson, Gilliss and Ms. Grinage.

.....

Public Hearing by the Baltimore County Planning Board

Call to order, introduction of Board members, and remarks on procedures by the Vice Chair.

Catholic Charities Senior Housing at the Village Crossroads PUD, PDM # XIV-475

Patricia Malone, Esquire, Venable, LLP, presented the “Proffer of Testimony and Evidence in Support of the Catholic Charities Senior Housing at the Village Crossroads Planned Unit Development Concept Plan,” and asked that the Proffer be made part of the record.

The proposed PUD site, which is zoned ML-IM, is located in the 6th Councilmanic District, on the south side of Fitch Avenue, directly west of Fitch Lane, in the Fullerton area of Baltimore County, and is currently used as a commercial nursery. The applicant proposes a Planned Unit Development (PUD) of an affordable age restricted residential apartment development of 180 units contained in 2 four-story buildings with parking and amenity open space. Ms. Malone stated that this PUD will serve a population in the community that is in great need—62 years of age and older, with restricted income. She introduced the development team, including Martin Phillips Design Association, landscape architects, Associated Catholic Charities, Marks, Thomas Architects, Eco Science Professionals, Inc., and The Traffic Group, Inc.

Magda Westerhout, Marks, Thomas Architects, reviewed the process that resulted in the PUD plan. Some of the points she highlighted included:

- Incorporating a theme of stone and siding in building materials to blend with the greater community
- Enhancing outdoor amenities as well as creating “destinations” on the grounds, such as a bocce ball court and picnic tables
- Facilitating a sense of community
- Accommodating space for future parking. Although 190 spaces were requested, it was agreed that a solution would be to grade out all 190 spaces, but only construct 150

The “Proffer” along with a copy of the PowerPoint is filed as Appendix F.

Mr. Les Pitler stated that the membership as well as the Board of the South Perry Hall Boulevard Association, was in favor of the proposed PUD. The Association’s Board has reviewed the Pattern Book in detail and has forwarded a letter of support to the Department of Housing and Urban Development.

Adjournment of Public Meeting

Mr. Dennis Hoover moved the adjournment of the February 18, 2010 meeting of the Baltimore County Planning Board. Mr. Dean Hoover seconded the Motion, which passed unanimously at 5:40 p.m. Absent were Messrs. Dock, Sampson, and Ms. Grinage.
bw Approved 3/4/10