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Minutes
June 3, 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 4:33 p.m. The following members were:

Present

Mr. Dennis P. Hoover
Mr. Robert J. Palmer
Mr. William Moore
Mr. Dean Hoover
Mr. Edward Gilliss
Mr. Gerard J. Wit
Ms. Dorothy Foos
Mr. Paul Miller
Mr. Robert E. Latshaw, Jr.
Mr. Lionel van Dommelen
Mr. Wayne C. McGinnis

Absent

Dr. Robert Gregory
Ms. Nellie Grinage
Mr. Aaron Dock
Mr. Adam T. Sampson

County staff present included Pat Keller, Curtis Murray, Barbara Weaver, Krystle Patchak, Lynn Lanham, Jeffrey Mayhew and Kathy Schlabach from the Office of Planning; Steve Walsh, Bruce Keller, Dave Snook and accompanying staff from the Department of Public Works.

Review of today's Agenda

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

Minutes of the May 20, 2010 meeting

Mr. Gilliss noted a change to the minutes submitted by Mr. Moore. The correction Under Towson Swim Club, b. Permitted Use in an RO zone, the last paragraph of page 6, should be modified to read: "He feels the planning office **did not have** all materials needed to review the project and address the sensitivity to the Landmark Structure."

Mr. Latshaw moved that the Minutes of the May 20, 2010 meeting of the Baltimore County Planning Board be approved as corrected. Mr. Dennis Hoover seconded the Motion, which passed unanimously at 4:36 p.m. Absent were Messrs. Gregory, Dock, Sampson and Ms. Grinage. A copy of the approved Minutes as corrected is filed as Appendix B.

Items for Deliberation & Vote

1. Towson Swim Club
 - a. Involvement of a historic property (Baltimore County Jail) on the Final Landmarks List, #84
 - b. Review as permitted use within an RO Zone

It was noted that Mr. Gilliss recused himself from the discussions, deliberations and vote on the Towson Swim Club. Mr. Latshaw also recused himself from the vote on this issue.

Mr. Curtis Murray, of the Office of Planning, provided the Board with a brief refresher of the Towson Swim Club plan. The plan is on the Agenda for voting for two separate issues:

- a. Involvement of a historic property (Baltimore County Jail) on the Final Landmarks List, #84
- b. Review as permitted use within RO Zone

The applicant is proposing to develop a community pool facility on 2.07± acres, which will include a regulation size swimming pool, a baby pool, a lawn/play area, a sport court, a horseshoe pit, grills, bike racks, and a pavilion. A single story clubhouse building will include areas for bathrooms, lockers, showers and lifeguard offices. A partial basement, below the clubhouse, will contain areas for pool equipment and seasonal storage. The site will have about 36 onsite parking spots. The perimeter of the site will be fenced and landscaped. Access to the pool facilities will be through a secure gate. Bicycle and pedestrian connections will be provided to the surrounding neighborhoods. The existing Jail (not part of the aforementioned 2.07 acres) will be adaptively reused and renovated into Class 'B' offices.

The Planning Office recommends that the Planning Board approve the plan so that the project can move forward in the development review and design review panel processes. It was also noted that the Landmarks Preservation Commission reviewed the project proposal and had no comments. They were not required to take any action.

Mr. Latshaw questioned how the Planning Office feels about the LPC being in favor of the project if no comments were issued. Mr. Dean Hoover, the Board's LPC representative, stated that the development plan does not impact the historic environmental setting around the Baltimore County Jail, therefore the LPC properly considered the issue.

Mr. Wit questioned the use of the swim club and whether or not it would be a for profit business. It was stated that the swim club would be a not-for-profit entity, community owned, and built by membership. The Jail will be redeveloped independently of the pool facility. Mr. Latshaw stated that the developer will be using tax credits for renovations and improvements to the Jail.

Mr. Moore clarified that the final architectural plans will be reviewed by the Baltimore County Design Review Panel. Additionally the County review agencies will review the project consistent with the limited exemption B-8 process.

Mr. Miller, acting chair, in light of Mr. Gilliss having recused himself from the matter, entertained a motion for both issues.

- a. Involvement of a historic property (Baltimore County Jail) on the Final Landmarks List, #84

Mr. Dennis Hoover moved that the Baltimore County Planning Board based on the Office of Planning's Staff Report, concludes that the development "involves" a historic structure. The preservation of the structure on the final landmarks list and the established historic environmental setting separating the proposed development effectively preserves the historic resource. The motion was seconded by Ms. Foos and unanimously approved at 4:45 p.m. Absent were Messrs. Gregory, Dock, Sampson and Ms. Grinage. Messrs. Gilliss and Latshaw did not vote.

- b. Review as permitted use within RO Zone

Mr. Dennis Hoover moved that the Baltimore County Planning Board has reviewed the typical RO zone 'special exception' use required for community buildings or community swimming pools. The Board recognizes that the subject plan involves a Baltimore County Final Landmarks structure and therefore may be reviewed as permitted uses subject to their review and approval. Thus this Board after a comprehensive review of the plan for Towson Swim Club approves its use as a community building and community swimming pool subject to any conditions set forth by the Office of Planning or other county review agencies during the remaining development review process. The motion was seconded by Ms. Foos and unanimously approved at 4:47 p.m. Absent were Messrs. Gregory, Dock, Sampson and Ms. Grinage. Messrs. Gilliss and Latshaw did not vote.

A copy of the staff report is filed as Appendix C.

2. Baltimore County Zoning Regulations, Traditional Housing

Mr. Pat Keller, Director of the Office of Planning, provided clarification to the Board in regards to the Section 260 Performance Standards as well as the Traditional Housing section of the Baltimore County Zoning Regulations. As the regulations exist now, they are extremely vague. These new standards and regulations will serve as a means to provide more up to date details. Issues would include side elevation details as well as garage setbacks. The Planning Office has worked alongside the home builders and others to come up with a new set of standards. Section 260.7 of the BCZR allows for the Planning Office to adopt a new set of standards.

Section 1B01.2.C1 of the BCZR is known as the Neo-Traditional Housing section. These standards were created in 1992 and over time have been modified to address architectural

standards based on responses from the community, developers, and builders. This revision will still allow for flexibility and will not increase density, but will serve as an update to the Neo-Traditional Section. Development will still be required to go through the same review processes.

Mr. Dean Hoover commented on the development of the Honeygo Village Center. He stated that there were approximately 1400 variances required for that development and this section will help to eliminate some of those issues.

Mr. Keller also noted revisions that were provided to the Board prior to the meeting, which are filed as Appendix D.

Mr. Dennis Hoover moved that the Baltimore County Planning Board adopt the Baltimore County Zoning Regulations, Traditional Housing – the redrafting of the Comprehensive Manual of Development Policies, Division II. Residential Development within the Urban/Rural Demarcation Line, Alternative Housing Types, Neo-Traditional Housing as amended and recommends these changes to the Baltimore County Council. The motion was seconded by Mr. Miller and unanimously approved at 5:00 p.m. Absent were Messrs. Gregory, Dock, Sampson and Ms. Grinage.

Other Business

3. Valleys Planning Council; Recognized by the American Planning Association and the Baltimore County Council for “Plan for the Valleys”

Mr. Miller presented the Board with a video spotlighting the Valleys Planning Council and their recognition by the American Planning Association. The Valleys Planning Council was given the National Planning Landmark Award for 2010. Mr. Pat Keller, Director of the Office of Planning, was in attendance at the National Conference, at the time the award was given. He noted that the conference was attended by thousands of people from all over the world and not many awards like this are given out.

Ms. Theresa Moore, representing the Valleys Planning Council, thanked the County for their continued support to carry out the plan and stressed the importance of this award as a positive reflection of Baltimore County.

Mr. Miller then read the County Council Resolution commending the Valleys Planning Council for their outstanding efforts. The Resolution and a copy of the Press Release are filed as Appendix E. Chairman Gilliss asked that the Minutes reflect the Board’s congratulations, also.

4. Miscellaneous

Mr. Moore referred the Board back to comments by Mr. Thaler at a previous meeting regarding zoning regulations that are working off an old scale model. He sees tremendous change in the future and wondered if any thought has been given to rebuilding the

regulations from ground zero. Mr. Keller stated that the zoning regulations are not where they should be today and that this issue could be an issue addressed by the Board for referral to the County Council in the future. He indicated that the Planning Office would be honored to lead that effort.

Mr. McGinnis noted that at a previous meeting, in regards to the Public Works Design Manual, he was concerned with the bridge width discussion and the traffic count issue. He is not satisfied with how the counts are calculated and would like to hear how this is done. Mr. Gilliss stated that Public Works staff will be available after the conclusion of the Board meeting to address any questions.

Adjournment of the Board Meeting

Mr. Latshaw moved to adjourn the Baltimore County Planning Board meeting. The Motion, which was seconded by Mr. Dennis Hoover, was passed unanimously at 5:11 p.m. Absent were Messrs. Gregory, Dock, Sampson and Ms. Grinage.

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Public Hearings
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 5:11 p.m. by Chairman Gilliss.

There were no members of the public signed up to speak on either of the following issues:

BCZR Text Amendment, Section 417.3.C – Pier Construction

*Pattern Book & Final Redevelopment Plan Amendments – Renaissance Square,
PDM# XV-863*

Both items will be up for a vote at the June 17, 2010 Planning Board meeting.

Adjournment of the public hearing

Mr. Latshaw moved the adjournment of the June 3, 2010 Public Hearing of the Baltimore County Planning Board. Mr. Dennis Hoover seconded the Motion, which passed unanimously at 5:13 p.m. Absent were Messrs. Gregory, Dock, Sampson and Ms. Grinage.

Kp

Approved 6/17/10