

MINUTES
Baltimore County Planning Board Meeting,
August 19, 2010

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Minutes
August 19, 2010

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

Chair, Edward J. Gilliss, called the meeting of the Baltimore County Planning Board to order at 4:00 p.m. The following members were:

Present

Mr. Dennis P. Hoover (left 5:00 p.m.)
Mr. Robert E. Latshaw, Jr.
Mr. Edward Gilliss
Mr. Robert J. Palmer
Mr. William Moore (arrived 4:26 p.m.)
Mr. Gerard J. Wit (left 5:00 p.m.)
Mr. Wayne C. McGinnis
Ms. Nellie Grinage
Dr. Robert Gregory
Mr. Paul Miller

Absent

Mr. Aaron Dock
Mr. Adam T. Sampson
Mr. Dean Hoover
Ms. Dorothy Foos
Mr. Lionel van Dommelen

County staff present included Pat Keller, Lynn Lanham, Jeffrey Mayhew, Barbara Weaver, Krystle Patchak, Bruce Seeley, and Jen Nugent from the Office of Planning, and 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.

Minutes of the July 15, 2010 meeting

Dr. Gregory moved that the Minutes of the July 15, 2010 meeting of the Baltimore County Planning Board be approved as submitted. Mr. McGinnis seconded the Motion, which passed unanimously at 4:03 p.m. Absent were Messrs. Sampson, van Dommelen, Dean Hoover, Moore, and Ms. Foos. A copy of the approved Minutes is filed as Appendix B.

Items for Introduction

1. *The Baltimore County Master Plan 2020*

Mr. Seeley, Master Plan Coordinator, presented an overview of *Master Plan 2020*, highlighting such topics as:

- Background Information. As he noted, the County Code and Charter charge the Office of Planning with preparing a Master Plan every 10 years, which addresses

population growth as well as State law mandates. The “Water Resources Element” requires adequate infrastructure for drinking water supplies and waste water treatment as well as water quality addressed through stormwater runoff and septic systems in the proposed Master Plan. The “Priority Preservation Element” addresses protecting agricultural and/or forest soils, and the “Sensitive Area Element” includes streams, wetlands and their buffers. Twelve Visions required by the State range from quality of life and sustainability to stewardship.

- History of development. As outlined by Mr. Seeley, historic development emphasized sprawling, low-density growth characterized by long commutes from bedroom communities with “no sense of place.” Vehicle Miles Traveled (VMT’s), which is the measurement of the total miles traveled by all vehicles in a specified area and time, has outpaced population growth in the Bay Watershed.
- Three Concepts – *Master Plan 2020.* The three concepts are: (1) Sustainability, which encompasses community, economy, and environment; (2) Community enhancement areas encourage living, working, studying, shopping, and enjoying recreational activities all within a comfortable walk. Some of the characteristics are mixed use buildings with higher density, a variety of open space options, and high connectivity—all constructed with sustainability in mind; and (3) Transect-based planning, which breaks down land use into transects or “T-zones.”
- The Role of the Planning Board. The Board’s role focuses on holding a public hearing, proposing amendments, conducting appropriate studies, and considering the probable ability of the County to carry out the Plan. Once the Plan is adopted by the Planning Board, it is forwarded to the County Council.
- Adoption Timeline (tentative)
 - September 2: Public Hearing before Planning Board;
 - September 16: Deliberation and vote by Planning Board;
 - October 18: Public Hearing – County Council; and
 - November 1: Vote by County Council.

To review the Plan on line, go to:

<http://www.baltimorecountymd.gov/Agencies/planning/masterplanning/index.html>
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Board members commended Mr. Seeley for the quality of his presentation. Responding to questions from the Board, Mr. Seeley clarified that recycling waste materials from razed buildings, for instance, had been considered, but found not particularly appropriate. He acknowledged that it had been difficult to get a large turnout at the community input meetings although many avenues for notification had been pursued. Mr. McGinnis commented that perhaps the low attendance was a compliment indicating that there are no controversial issues. Mr. Miller expressed concern that water infrastructure issues be addressed and upgraded as time goes on.

Dr. Gregory moved that, in accordance with Section 32-2-201 of the Baltimore County Code, the Baltimore County Planning Board sets a public hearing for citizen comments on the *Master Plan 2020* for Thursday, September 2, 2010. Mr. Latshaw seconded the Motion, which unanimously passed at 4:47 p.m. Absent were Messrs. Sampson, van Dommelen, Dean Hoover, and Ms. Foos.

A copy of the Master Plan 2020 along with Mr. Seeley's presentation is filed as Appendix C.

2. Water and Sewer Map Designations

Mr. Mayhew, with the aid of a PowerPoint presentation, demonstrated new water and sewer map designations that are being proposed by the Office of Planning. The original designations were established in the mid 1970's. The rate of growth and development in Baltimore County and the existing level of facilities, in conjunction, with the recommendations in the draft Master Plan 2020 provide the basis for updating the Water and Sewer Designations. To simplify and clarify the designations, it is recommended that the following categories be established: Urban, Rural, Health, and Deferred.

Mr. Palmer questioned the special issue of service to Lower Back River Neck and Bowleys Quarters peninsulas, which are outside the URDL, where service was extended some time ago for health reasons to existing (not new) developments. Mr. Keller and Mr. Thomas further clarified the issue.

Attention will be given in the future to making the Metropolitan District Line coincide with the URDL.

At Mr. Latshaw's suggestion, Mr. Keller will follow up with the State to get its input and also with Mr. Moore to work on the semantics of the classifications.

Dr. Gregory moved that the Baltimore County Planning Board set a public hearing for citizen comments on Water and Sewer Map designations for Thursday, September 2, Mr. Miller seconded the Motion, which unanimously passed at 5:15 p.m. Absent were Messrs. Sampson, van Dommelen, Wit, Dennis Hoover, Dean Hoover, and Ms. Foos.

A copy of Water and Sewer Definitions and the PowerPoint presentation are filed as Appendix D.

3. Additional Amendments to the Pattern Book & Final Development Plan— Renaissance Square, (f.n.a. Kingsley Park), PDM #XV-863

Ms. Lanham described the request to further amend the Pattern Book and Final Redevelopment Plan for Renaissance Square, PDM #XV-863, (f.k.a. Kingsley Park Renaissance Project).

Renaissance Square broke ground in January 2009. Construction of the senior building was completed by December 2009. House construction started in the summer of 2009. Because the larger individual homes have not been selling, in June 2010, the Board approved a material amendment to the final development plan that allowed the flexibility of constructing either a Villa or a Manor model where Villas were previously designated. The developer has now requested a further modification to allow construction of the the Cottage model or the Manor model where Manor Lots are indicated on the Plan, with certain exceptions.

At Mr. Moore's request, the Office of Planning will prepare a sales matrix indicating sale price, square footage and percentage of market to whole.

Dr. Gregory moved that the Baltimore County Planning Board set a public hearing to receive citizen comments on amendments to the Pattern Book & Final Redevelopment Plan Amendments – Renaissance Square, PDM# XV-863 on Thursday, September 2, 2010 at 5 p.m. Mr. Miller seconded the Motion, which unanimously passed at 5:21 p.m. Absent were Messrs. Sampson, van Dommelen, Wit, Dennis Hoover, Dean Hoover, and Ms. Foos.

A copy of the proposed Amendment is filed as Appendix E.

4. State Planning Report

Mr. Mayhew reported that updated requirements to Article 66B of the Maryland State Code via Senate Bill 280/House Bill 295 and Senate Bill 273/House Bill 294 require Charter Counties, such as Baltimore County, to submit a report annually highlighting zoning and development actions of a jurisdiction. Some of the issues the Counties are charged with demonstrating include zoning text amendments, community plans, and consistency with each other and with the Master Plan.

The Board will be asked to vote on the Report and to pass it on to the County Council for approval and forwarding to the State.

A copy of the Report along with Appendices, which are contained on a disk, is filed as Appendix F.

Adjournment of the Board Meeting

Dr. Gregory moved that the Baltimore County Planning Board meeting of August 19, 2010 be adjourned. The Motion was seconded by Mr. Latshaw and passed unanimously at 5:32 p.m. Absent were Messrs. Sampson, van Dommelen, Wit, Dennis Hoover, Dean Hoover, and Ms. Foos.

bw

Approved 9/2/10