

MINUTES

**Baltimore County Planning Board Meeting,
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Minutes
November 4, 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 4:33 p.m. The following members were:

Present

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

Absent

Mr. Adam T. Sampson
Ms. Nellie Grinage
Mr. Robert E. Latshaw, Jr.

County staff present included Pat Keller, Lynn Lanham, Jeffrey Mayhew, Curtis Murray, Barbara Weaver, Krystle Patchak, Diana Itter, Amy Mantay, and Donnell Zeigler from the Office of Planning.

Review of today's Agenda

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

Minutes of the September 16, 2010 meeting

Mr. Miller moved that the Minutes of the October 21, 2010 meeting of the Baltimore County Planning Board be approved as submitted with additional clarification as follows:

Page 5, No. 3. 2801 Bay Drive Remand of PUD, Line 2: after "Section 32-4-4-2 (d), deleted: "(3 & 4)"

Page 5, No. 3. 2801 Bay Drive Remand of PUD, 2nd paragraph, Line 8, deleted: Mr. Miller's comments regarding the PUD, beginning with: "Mr. Miller, using the PowerPoint . . .

Substituted the following new 3rd paragraph:

"Mr. Miller, using the PowerPoint schematic of the houses, suggested recessing the front entrances and eliminating the bump outs on each of the six units on the waterfront lot, and utilizing that footage to increase the setbacks on each side of the lot. He asked if Mr. Wolfe, the developer, were present. He was, and Mr., Miller asked 'Do you think you'll do this?'

‘Mr. Wolfe responded, yes, we will.’ Mr. Moore asked if this agreement should be added to Mr. van Dommelen's Motion, and Mr. Miller replied that was not necessary and that Mr. Wolfe's word was sufficient for him”.

Mr. Dennis Hoover seconded the Motion, which passed unanimously at 4:34 p.m. Absent were Messrs Sampson and Latshaw, and Ms. Grinage. A copy of the approved Minutes is filed as Appendix B.

Items for Introduction

1. Turner Station Charrette Plan

Ms. Mantay, Community Design Team Coordinator, presented a brief overview, highlighting the history of the Turner Station Community Conservation Plan, which dates to County Council Resolution 88-01, passed on July 1, 2001, asking for the creation of the Turner Station Community Conservation Plan. The County Council adopted the Turner Station Community Conservation Plan on December 15, 2003. Based on recommendations in the community plan, a new advisory committee was established for the purpose of developing a housing revitalization and rehabilitation plan. In 2007 the Turner Station Charrette Steering Committee was formed. The Steering Committee led the community through a charrette, which was held from Thursday, May 28 to June 2, 2009. The Committee along with the Office of Planning’s Design Team worked together to solicit input on issues related to the project and then to develop recommendations based on the community’s ideas.

Dr. Gregory moved that a Public Hearing be set for Thursday, November 18, 2010 at 5 p.m. regarding the Turner Station Charrette Plan. Ms. Foos seconded the Motion, which passed unanimously at 4:36 p.m. Absent were Messrs Sampson and Latshaw, and Ms. Grinage.

Item for Deliberation & Vote

2. Ruxton-Riderwood-Lake Roland Area Plan

Ms. Itter referred the Board to previous written material on the Plan, including amendments as well as comments that had been presented at the Public Hearing. Dr. Gregory moved that the Baltimore County Planning Board approve the draft Ruxton-Riderwood-Lake Roland Area Plan with amendments as an amendment to Master Plan 2010. Mr. Moore seconded the Motion.

Mr. Miller moved to amend the Motion, which was seconded by Mr. McGinnis, as follows: On Page 18, under Recommendations, Item 2: Delete the first sentence. Substitute, “Consider strategic down zoning opportunities for large lot properties within the Ruxton neighborhood to compliment the Greater Ruxton Area Foundations conservation easements program.” The Amendment passed unanimously at 4:40 p.m. Absent were Messrs. Sampson and Latshaw, and Ms. Grinage.

Mr. Wit referred the Board to Mr. Latshaw's late afternoon email which contained five proposed amendments to the RRLRIA Community Plan. He offered the first two of Mr. Latshaw's amendments for the Board's consideration.

No. 1. Mr. Wit moved to revise Paragraph 4 on Page 10 as follows: Delete "Zoning changes should be considered." Substitute "Encourage a mix of uses and, in certain circumstances, consider zoning changes throughout the Bare Hills commercial area, the Park and the Scott Settlement historic area." Mr. Dean Hoover seconded the Motion, which passed unanimously. Absent were Messrs. Sampson and Latshaw, and Ms. Grinage.

No. 2. Mr. Wit moved to delete item 4. a. i. on Page 10 and insert the following: "Encourage a mix of uses throughout the area by facilitating redevelopment through the use of the PUD process, the possible establishment of a commercial revitalization district, and, where appropriate, rezoning parcels." Mr. Dean Hoover seconded the Motion, which failed to carry at 4:53p.m. Mr. Dean Hoover, Mr. Palmer and Dr. Gregory were in favor of the Motion; the remaining Board members voted against it. Absent were Messrs Sampson and Latshaw, and Ms. Grinage.

The Chair called the question on the Main Motion as amended by the Miller amendment and the Wit amendment No. 1. The Motion carried unanimously at 4:54 p.m. Absent were Messrs Sampson and Latshaw, and Ms. Grinage.

A copy of the Plan and related materials is filed as Appendix C.

Adjournment of the Board Meeting

Mr. Gilliss adjourned the Board meeting at 4:54 p.m.

Public Hearing by the Baltimore County Planning Board**

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

Perry Hall Community Plan

The Public Hearing was called to order by the Chair, Mr. Gilliss. Mr. Zeigler, using a PowerPoint presentation, highlighted the Perry Hall Community Plan, including:

- Plan Area Description;
- Community Plan Process, from Resolution 104-08, through 7 general plan meetings and steering and subcommittee meetings;
- Vision Statement: "...to provide a blueprint for building on . . . strengths;"
- Strengths, such as great schools and location, and weaknesses, such as too much retail and shopping center blight; and

- Plan Proposals focused on defined community center; greater mobility; environmental stewardship, outstanding schools and recreation (with a new high school in the plans); and culture/ history.

Mr. Moore asked for clarification of the 2020 Master Plan as it relates to the Gunview Road extension, which now will be earmarked for a shared use path, rather than for a future road. Mr. Dean Hoover asked if enough right of way will be available to complete the trail? It was noted that there are gaps, and that the Planning Board had voted to exclude the Gunview Road extension from the Master Plan 2020. Mr. Dennis Hoover stated that the right of way for a road must meet more direct specifics; whereas, a trail, although needing definition, can meander. Board members thanked Mr. Zeigler for his informative presentation.

**Comments by citizens

Mr. David Marks, Councilman-elect for the Fifth District, Chair of the Steering Committee, characterizes the Perry Hall Community Plan as “a good blueprint for future development,” which reinforces the 2020 Master Plan. He urges the Planning Board to support the Plan and forward it to the County Council. He referred to a letter of support from the Perry Hall Improvement Association as forwarded by Mr. Dennis M. Robinson, Jr., President.

Mr. Jeffrey Smith, member of the Steering Committee, President of the Friends of Perry Hall Mansion, and Treasurer for Baltimore County Board of Library Trustees, focused on the collaborative effort to produce the Plan. In particular, he highlighted the importance of continuing the preservation work on the Perry Hall Mansion.

Supporting materials are filed as Appendix D.

Adjournment of the Public Hearing

Mr. Gilliss stated that the Public Hearing was concluded at 5:20 p.m.

Mr. McGinnis invited all to an Open House at the Agricultural Center on Saturday, November 6, 11 a.m. to 3 p.m.

bw

Approved 11/18/10