

**MINUTES
Baltimore County Planning Board Meeting,
October 6, 2011**

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Minutes
October 6, 2011

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 4:04 p.m. The following members were:

Present

Mr. Mark Schlossberg
Mr. William Moore
Mr. Edward Gilliss
Mr. Gerard J. Wit
Mr. Paul Miller
Mr. Wayne C. McGinnis
Mr. Dennis P. Hoover
Mr. Howard Perlow
Mr. Albert Zawicki
Mr. C. Scott Holupka
Ms. Nellie Grinage
Mr. John Polek

Absent

Dr. Robert Gregory
Mr. Robert Latshaw, Jr.
Mr. Randy Thompson

County staff present included Andrea Van Arsdale, Liz Glenn, Jeff Mayhew, Kathy Schlabach, Curtis Murray, Barbara Weaver, and Krystle Patchak from the Department 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 1, 2011 meeting

Mr. Zawicki moved that the Minutes of the September 1, 2011 meeting of the Baltimore County Planning Board be approved as prepared. Mr. Polek seconded the Motion, which passed unanimously at 4:05 p.m. Absent were Messrs Latshaw, Thompson, and Dr. Gregory. A copy of the approved Minutes is filed as Appendix B.

Presentation

1. East Towson

Ms. Glenn, Deputy Director of Neighborhood Improvement, spotlighted Historic East Towson, a community established in 1802. Using illustrative slides, she traced the

community's revitalization during the past ten years. Over the period of the last 40 or 50 years, the community could be described as "a community at the crossroads," with declining housing stock and poor morale. What Ms. Glenn demonstrated was an example of sustainable preservation, stabilization and enhancement in a public/ private partnership. Ms. Glenn illustrated with photographs the toll taken on homes by neglect, weather, vandals, and even turkey buzzards and, then, the same homes after rehabilitation. Some significant properties that were revitalized included: the Parker House, a log cabin; Harris Hill, a new development of townhomes; Carver School; and, the Jacob House, which was deconstructed and then dedicated back to the community when completed.

Community input was a key element in setting up design guidelines, so that new construction as well as restored houses fit in with the older pattern of two-story houses with porches. Another element of the revitalization was education in home ownership. Key partnerships were developed with banks, builders, County Agencies, and others. Although not initially envisioned, LEED Certification was completed on the Ruth Hall Property at 437A E. Pennsylvania Ave., which now includes two LEED Certified homes occupied by low to moderate income homeowners.

The impact of revitalization can be seen in a substantial increase in neighborhood values, increased home ownership, and strong and trusting relationships. A copy of Ms. Glenn's presentation is filed as Appendix C.

2. Department of Planning Reorganization

Ms. Van Arsdale, Director of the Department of Planning, presented the Department's Functional Organizational Chart, which is filed as Appendix D. She stated that the name has been changed from "Office" to "Department" to reflect that Planning provides services that reach outside the County government to the public. There are two Deputy Directors—Liz Glenn, who oversees Neighborhood Improvement and Jeff Mayhew, who oversees Community Development. Going forward with the new organization, the Department expects to be able to give more people project management experience.

Other Business

3. Landmarks Preservation Commission (LPC) Report- September 8, 2011 Meeting

Mr. Perlow, the Board's representative to the LPC, highlighted items contained in the Report, which is filed as Appendix E.

4. Legislation:

Mr. Murray highlighted the following legislation of interest that is filed as Appendix F, including:

- Resolution No. 106-11—Lighting Standards. The County Council requests that the Planning Board review the laws and regulations governing lighting standards and recommend revisions to those standards as needed in order to provide a definitive set of regulations for energy efficient lighting standards for stadiums and athletic fields, and to ensure that these regulations minimize the intrusion of light from those facilities upon residential neighborhoods.
- Bill No. 55-11—Reorganizing the Department of Planning, including renaming to the “Department of Planning,” updating the Baltimore County Code, the Zoning Regulations, with further explanations, effective October 16, 2011.
- Bill No. 56-11—Zoning Regulations regarding Tattoo Establishments. Bill permits relocation with certain parameters.
- Bill No. 60-11—Special Zoning Regulations for Certain Restaurants and Taverns in the BLR zones for the purpose of permitting certain outdoor dining and accessory activities.

CZMP Update

Mr. Mayhew advised that to date 94 CZMP issues have been filed. The deadline for public filing is the end of next week; for Planning Board filing, the end of the month. The log of issues is on the website.

Adjournment of the Board Meeting

Mr. Schlossberg moved to adjourn the Baltimore County Planning Board meeting. The Motion, which was seconded by Mr. McGinnis, was passed unanimously at 4:54 p.m. Absent were Messrs. Latshaw, Thompson, and Dr. Gregory.

**Citizen Input Meeting
by the
Baltimore County Planning Board**

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

Capital Improvement Program (CIP)

The Citizen Input Meeting on the CIP was called to order at 5:00 p.m. by CIP Committee Chairman William Moore. Requested Agency representatives in attendance were the Police Department, the Fire Department, the Department of Recreation and Parks, the Planning Department, the Department of Economic Development, the Department of Public Works, the Department of Aging, and the Department of Library.

A final bound version of the Capital Budget, Supporting Detail, Fiscal Year 2012, Capital Program, Fiscal Years 2013 through 2017, adopted May 26, 2011 was distributed to Board members and is filed as Appendix G.

Mr. Moore, Chair of the CIP, stated the intent of the meeting, which is to give citizens the opportunity to express their concerns related to the capital budget and program so that these issues may be considered as the request packages are formulated. Ms. Schlabach presented a brief overview of the Capital Improvement Program in Baltimore County, defining various terms, describing the legal basis and outlining the review process. A copy of her presentation is also included as Appendix G.

Citizens' comments:

Mr. John Murphy, President, NeighborSpace of Baltimore County, Inc., a non-profit land trust working in neighborhoods within the Urban Rural Demarcation Line (URDL), seeks to include an additional \$1 million in the next capital budget for the acquisition of land for public open space within the URDL. Executive Director Barbara Hopkins elaborated on the advantages of preserving urban open space.

Mr. Ralph Rigger, resident, 3318 Hess Road, Monkton, Md., questions why the Department of Public Works is stressing widening Hess Road and the reason for the jurisdictional change. He referred to the Hearing earlier in the year and the 45 plus letters and the 180 Petitions that were submitted in opposition to the proposal. He observed that traffic to and from Harford County alternates between morning and evening and that there is no need for a two lane bridge.

Mr. Thorne Gould, resident Hess Road, Monkton, sees any widening of Hess Road, even a small amount, as degrading the environment. He does not want to see more money spent on this project.

Mr. Joe Davies, a resident of Hess Road, concurs with Mr. Rigger and Mr. Gould in opposing the Hess Road Bridge project.

Ms. Peggy Webster, 1805 Circle Road, Ruxton Riderwood, Lake Roland Area Improvement Association, champions improving the bridge on Circle Road for health and safety reasons. The bridge, which is the only way in and out of the community, has flooded 5 – 6 times this year.

Dr. Ellen Reeder, resident 3810 Hess Road, opposes any widening to the Hess Road Bridge. Her family has owned property for 100 years on both sides of road and have easements in the conservancy. She questions what incentive there will be in the future for agricultural preservation if this widening is allowed. She also asks for devices to calm the speed of traffic, which she has observed traveling 50 miles an hour in a 30 mile zone.

Mr. Steve Lockwood, resident 3810 Hess Road, echoes sentiments of others who have preceded him in speaking in opposition to the Hess Road Bridge. He finds it ironic that Baltimore County, which carefully developed rural roads standards as stated in the Master Plan 2010, should now be putting forth an, apparently, inconsistent policy. He questions transferring oversight of project to Harford County and the continuing role of Baltimore County.

Ms. Lisa Mathias and Ms. Juliet Fisher, 811 Chumleigh Road and 617 Regester Ave. respectively, representing the Stoneleigh Elementary School, had been before the Board 7 months ago in support of design funds for renovations to the Stoneleigh Elementary School. They are pleased that these funds have been added and are back before the Board to say "Thank you," and ask for continued support for Stoneleigh.

Mr. Mike Navarre, 8 Williams Ct., Sparks, representing Friends of Hereford Library, described the current inadequate 7500 square foot leased library space. Parking also is limited. He is campaigning for a new combined facility to house the Hereford Branch of the BCPL and the Mt. Carmel Senior Center.

Mr. Phil Kyte, 17805 Foreston Rd, Vice President of the Mt. Carmel Senior Center, supports a facility to house the Senior Center along with the library. Currently, the Center operates one day a week in a one-room facility. He stated that Mt. Carmel does not receive the same benefits as the rest of the county's senior centers and can only offer limited programs.

Mr. Chuck Castle, 2528 Mt. Carmel Road, expanded on Mr. Kyte's remarks. Senior population in his area has increased 30 % in the last 10 years and is expected to continue a steep increase.

Mr. Paul Cummins, 16933 Flickerwood Rd., Parkton, President, Hereford Community Association, spoke in support of the combined new Library and Senior Center. Statistics indicate that the Hereford zone is an area comprising 235 square miles, with residents paying an estimated 20% of County taxes. He stated that the area needs to receive its fair share of services.

Ms. Andrea Messier, 2809 Linwood Ave., Parkville, Parkville Main Street Committee, was present to request funding for the continuation of Parkville's Main Street Revitalization Project. Using a handout, she illustrated the community's accomplishments as well as identifying where the community needs County support. Ms. Ruth Baisden, 7706 Oak Ave., Parkville, a Committee member, stressed that immediate attention is needed to protect existing businesses and reverse negative trends. She suggested such solutions as providing start-up funds and hiring a director to coordinate efforts.

John Beckley, 16818 Falls Rd, Upperco, spoke in favor of agricultural land preservation, including: raising \$2.5 million to \$4 million. Regarding the Rural Legacy Program, he'd

like to see the \$500,000 raised to \$2 million. During these times of declining prices for land, more land can be acquired for the same dollar amount.

Ms. McGinnis, 19524 Graystone Rd., White Hall, supports increased funding for land preservation to \$4 million; for the Rural Legacy Program, to \$2 million.

Written comments from citizens are filed as Appendix H.

Adjournment of the CIP Citizen Input Meeting

Mr. Moore adjourned the October 6, 2011 CIP Citizen Input Meeting of the Baltimore County Planning Board at 6:10 p.m.

bw

Approved 11/3/11