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November 3, 2011

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Minutes
November 3 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 4:06 p.m. The following members were:

Present

Absent

- 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. Albert Zawicki
- Dr. Robert Gregory
- Mr. Robert E. Latshaw, Jr.
- Mr. Randy Thompson

- Mr. John Polek
- Mr. C. Scott Holupka
- Ms. Nellie Grinage
- Mr. Howard Perlow

County staff present included Andrea Van Arsdale, Liz Glenn, Jeff Mayhew, Lynn Lanham, Curtis Murray, Barbara Weaver, and Krystle Patchak from the Department of Planning; and, Edward Adams, Bill Korpman, David Bayer, Steve Walsh and William Frankenfield, Department of Public Works.

Ms. Van Arsdale introduced a delegation of Planning Officials from the Jilin Province of Northeast China who have been in the County all day for a briefing on Maryland's housing programs. Mr. Gilliss welcomed the delegation on behalf of the Planning Board and highlighted a few facts about the Board.

Review of today's Agenda

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

Minutes of the October 6, 2011 meeting

Mr. Latshaw moved that the Minutes of the October 6, 2011 meeting of the Baltimore County Planning Board be approved as prepared. Mr. Hoover seconded the Motion, which passed unanimously at 4:11 p.m. Absent were Messrs. Holupka, Polek and Perlow, and Ms. Grinage. A copy of the approved Minutes is filed as Appendix B.

Presentation

Mr. Adams, Director of Department of Public Works, briefed the Board on sewer overflow issues. With the aid of a PowerPoint, he illustrated the damage caused by the late August storms and wettest September on record, which dropped 12.78 inches of rain on the area, and was exacerbated by an earthquake. Photos showed overflowing creeks, buckled roads, downed trees, debris on roads, and bridges in jeopardy. Although all power stations have back-up plans for power and there are portable mobile generators that can be called on for use by smaller stations, all power sources failed and it was not always possible to move the generators due to impassable roads. At the height of the crisis, 850,000 persons were without power.

Power was out to several power stations, including the most significant, Patapsco. When power was restored, it was apparent that there was a leak involved in the 54-inch force main, along with two other suspect leaks. Mr. Adams commented that when the system is operating, it is not possible to get a good look at the condition of a force main other than snapshot readings with sonar. While the system was out of service, inspections were performed and needed repairs were effected.

Mr. Bayer, Engineer, Sewer Design Section, talked about Sewershed Repair Rehabilitation and Replacement Plans, SRRR. The goal for the Plans is to identify structural and capacity improvements and maintenance needed to prevent overflows. He reports moving forward in all situations.

Mr. Adams advised that in the 6 years under the consent decree, 35 of the 118 areas of concern have been corrected at a cost of \$250,000,000. He now is recommending that his staff suspend repairing pumping stations and concentrate instead on repairing pipes to ensure that the capacity of the pumping stations doesn't outstrip the capacity of the pipes. The proactive approach to sewer issues has been met with marked success.

Mr. Frankenfield, who has responsibility for overall maintenance of utility systems, stated that a lot of pipe joints were not made to be pressure tight. Studies have also indicated that some of the problems are coming from infiltration caused by illegal private hookups.

Some comments and questions from the Board focused on the following:

- Supports Public Works efforts as described by Mr. Adams and his team and want to be sure that there are sufficient funds allocated.
- Would like to have a similar update annually
- Is there a way to prevent the "worst case scenario?"

Appendix C contains a copy of the presentation, including West Low Level SRRR Plan Basin 1 Structural Recommendations, along with the handout, "Events in Light of the Consent Decree."

Other Business

1. Legislation:

Mr. Murray highlighted the following legislation, filed as Appendix D, which would be of interest to the Board, including:

- e. Bill No. 64-11—PUD Application, Community Benefit, for the purpose of including, as a permissible community benefit for a proposed PUD, the provision of a capital improvement benefit to property owned by the State or NeighborSpace of Baltimore County and for use by community residents; revising the standards for a capital improvement benefit and a public policy benefit by locating the PUD in a Commercial Revitalization Area; and generally relating to the contents of a PUD application.
- f. Bill No. 65-11—Zoning Regulations, Signs, for the purpose of permitting certain classes of signs in conjunction with a state operated use or facility in the C.T. District of Towson under certain conditions and subject to certain restrictions; and generally relating to signs in the C.T. District of Towson.
- g. Bill No. 67-11—An Act concerning Employees Retirement System – Retirement Incentive Program, for the purpose of providing for a limited retirement incentive option for members with certain qualifications.

- h. Bill No. 68-11—Concerning regulations for new churches constructed in B.R. Zone, for the purpose of limiting the application of certain zoning regulations to new churches under certain circumstances.
- i. Resolution No. 108-11—A Resolution of the Baltimore County Council to approve the review of a proposed planned unit development (PUD), known as Southwest Physicians Pavilion, located on Kenwood Avenue at the Northbound access ramp to the inner loop of the Baltimore Beltway at Wilkens Avenue Interchange.

2. Landmarks Preservation Commission (LPC) Report- October 13, 2011 Meeting

Mr. Gilliss referred the Board members to the LPC Report, which is filed as Appendix E, for highlights of the last meeting.

3. CZMP Update

Mr. Mayhew highlighted the most recent Baltimore County 2012 Comprehensive Zoning Map Process, Log of Issues, as of November 3, 2011, which is filed as Appendix F. The log will be available on line, including maps. He stated that the department is running about a week behind getting the maps online. He also explained how to use “My Neighborhood” online and offered staff assistance. The County Council has the month of November to file issues, and there are a few technical errors that need to be corrected.

Adjournment of the Board Meeting

Mr. Moore moved to adjourn the Baltimore County Planning Board meeting of November 3, 2011. The Motion, which was seconded by Mr. Miller, was passed unanimously at 5:20 p.m. Absent were Messrs. Holupka, Polek and Perlow, and Ms. Grinage.

bw

Approved 1/19/12
