

MINUTES

Baltimore County Planning Board Meeting, April 19, 2012

Contents

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

Review of today's Agenda

Minutes of the March 1, 2012 meeting

Item for introduction

- ** 1. Global View Center Development Plan

Item for discussion and vote

- 2. Western Baltimore County Pedestrian and Bicycle Access Plan

Other Business

- 3. Landmarks Preservation Commission Meeting Reports – March 8, 2012 and April 12, 2012

Adjournment of the Board Meeting

Appendices

Appendix A	Tentative Agenda
Appendix B	Approved Minutes of the March 1, 2012 Board Meeting
Appendix C	Correspondence – Global View Center Development Plan
Appendix D	Western Baltimore County Pedestrian and Bicycle Access Plan

Minutes
April 19, 2012

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

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

Present

Mr. Edward Gilliss
Mr. Paul Miller
Mr. Eric Lamb
Mr. Scott Holupka
Mr. Gerard Wit
Mr. Wayne C. McGinnis
Ms. Nancy Hafford
Mr. Mark Schlossberg
Mr. Rainier C. Harvey, Sr.
Mr. Scott Jenkins
Mr. Howard Perlow

Absent

Mr. John Polek
Mr. Jeffrey Gordon
Mr. Randy Thompson
Mr. Albert Zawicki

County staff present included Andrea Van Arsdale, Jeff Mayhew, Lynn Lanham, Curtis Murray, Krystle Patchak, Jessie Bialek, and Kathy Schlabach 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 March 1, 2012 Meeting

Mr. Miller moved acceptance of the Minutes of the March 1, 2012 meeting as circulated. Mr. Schlossberg seconded the Motion, which unanimously passed at 4:05 p.m. Absent were Messrs. Polek, Gordon, Thompson, and Zawicki. A copy of the approved Minutes is filed as Appendix B.

Item for Introduction

1. Global View Center Development Plan

Ms. Bialek, of the Department of Planning, introduced the project to the Board. The subject property is located at 2301 York Road, across from the Timonium Fairgrounds, in the 3rd Council District. The property is comprised of 6.17 acres, zoned MR.

Global View was an approved Planned Unit Development (PUD). The property owner has applied for zoning relief to change the use of the property, which is currently zoned MR, from industrial to commercial. As such, this request must be reviewed by the Planning Board according to Sections 240.3 and 241.1 of the Baltimore County Zoning Regulations.

The previously mentioned relief commenced before the Administrative Law Judge through a special hearing and variance. The hearing took place on April 9, 2012. The Department of Planning did not oppose the requests but offered the following comments:

1. Provide pedestrian connection from York Road and the unnamed slip road to the existing and proposed building(s).
2. Show the location of any dumpsters (existing and future) and provide details of the enclosure that will be provided for screening. The applicant shall use materials consistent with the primary building on the subject site. Masonry or other high quality materials are preferred to screen and enclose dumpsters.
3. Provide a detailed landscape plan that shows the plantings that will be used for screening, mitigation and site beautification.
4. Provide details (elevations, colors, type, etc...) of proposed signage for the site. Also provide photos of any existing signage that is to remain.
5. The applicant provided preliminary architectural elevations of the proposed façade for the existing building on 3/29/2012. The Department of Planning has requested that additional Arriscraft material be added.
6. All architecture and site improvements are subject to the Hunt Valley/Timonium Design Guidelines. All proposed improvements, site enhancements and changes to existing buildings shall comply with the aforementioned guidelines.

John Gontrum, Whiteford Taylor Preston LLP, representing the property owner, provided the Board with additional history on the site. The property has been up for review three separate times in the past for amendments to the development plan. The property owners have recently worked with the community to address its concerns. People's Counsel recommended bringing the project before the Planning Board for review, and Administrative Law Judge Beverungen then referred it to the Board.

This Development Plan will be up for a vote on May 3, 2012. Copies of the correspondence for this issue are filed as Appendix C.

Item for discussion and vote

2. Western Baltimore County Pedestrian and Bicycle Access Plan

Ms. Schlabach summarized the comments received from the public thus far, regarding the Western Baltimore County Pedestrian and Bicycle Access Plan. A public hearing was held on April 5, 2012, at which 18 citizens provided comment. Written comments were also received, all of which were in support of the project and offered some suggestions. At this time the Department of Planning Staff has agreed to the following amendments to the plan:

1. Replace the recommendation of a shared use path on Dogwood Road east of Gwynn Oak Avenue to a shared use path on Security Boulevard. The path connects to the existing Gwynn Oak Trail near the city line. This amendment is supported by the Greystone and Franklinton Community Associations.

2. Change the alignment of the two bike routes through the Villa Nova Community. The first new alignment will connect Milford Mill Road to Essex Road following Prince George, Villa Nova and Queen Ann Road. The second route will follow Bedford and Campfield from Prince George Road to the Milford Mill Metro station. This amendment is supported by the Villa Nova Community Association.

Mr. Miller moved that the Western Baltimore County Pedestrian and Bicycle Access Plan, with amendment as suggested by the Department of Planning, be approved as an amendment to the Baltimore County Master Plan 2020. Mr. Lamb seconded the Motion, which unanimously passed at 4:17 p.m. Absent were Messrs. Polek, Gordon, Thompson, and Zawicki.

A copy of the “Western Baltimore County Pedestrian and Bicycle Access Plan, Draft, March 1, 2012, as submitted to the Baltimore County Planning Board” is filed as Appendix D.

Other Business

3. Landmarks Preservation Commission Meeting Reports – March 8, 2012 and April 12, 2012

Mr. Gilliss referred Board members to the written Landmarks Preservation Commission reports that were provided as part of the meeting materials.

Adjournment of the Board Meeting

Mr. Lamb moved to adjourn the Board meeting. Mr. McGinnis seconded the Motion, which passed unanimously at 4:19 p.m. Absent were Messrs. Polek, Gordon, Thompson, and Zawicki.

kp

Approved 5/03/12