

MINUTES

**Baltimore County Planning Board Meeting,
May 3, 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 April 19, 2012 meeting

Items for discussion and vote

- 1. Global View Center Development Plan
- 2. Comprehensive Zoning Map Process (CZMP) 2012

Other Business

- 3. Legislation of Interest to the board

Adjournment of the Board Meeting

Appendices

Appendix A	Tentative Agenda
Appendix B	Approved Minutes of the April 19, 2012 Board Meeting
Appendix C	Global View Center Development Plan
Appendix D	CZMP 2012 Planning Board Recommendations
Appendix E	Legislation, including Bills 18-12, 15-12, and 16-12

Minutes
May 3, 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 4:05 p.m. The following members were:

Present

Absent

Mr. Edward Gilliss
Mr. Paul Miller
Mr. Randy Thompson (arrived 4:09 p.m.)
Mr. Eric Lamb
Mr. Scott Holupka
Mr. Gerard Wit
Mr. Wayne C. McGinnis
Ms. Nancy Hafford
Mr. Mark Schlossberg
Mr. Scott Jenkins
Mr. Howard Perlow
Mr. Jeffrey Gordon (arrived 4:17 p.m.)
Mr. Albert Zawicki

Mr. John Polek
Mr. Rainier C. Harvey, Sr.

County staff present included Andrea Van Arsdale, Jeff Mayhew, Lynn Lanham, Curtis Murray, Krystle Patchak, Barbara Weaver, and Jessie Bialek 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 April 19, 2012 Meeting

Mr. Schlossberg moved acceptance of the Minutes of the April 19, 2012 meeting as circulated. Mr. Jenkins seconded the Motion, which unanimously passed at 4:07 p.m. Absent were Messrs. Polek, Harvey, Thompson and Gordon. A copy of the approved Minutes is filed as Appendix B.

Items for Discussion and Vote

1. Global View Center Development Plan

Ms. Bialek, of the Department of Planning, briefly outlined the project that had been introduced to the Board on April 19, 2012. The subject property is located at 2301 York Road, across from the Timonium Fairgrounds, in the 3rd Council District and is comprised of 6.17 acres, zoned MR. Global View was an approved Planned Unit Development (PUD). The property owner now 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.

Mr. Miller moved that the Baltimore County Planning Board supports the proposed change in use for the Global View Development Plan in land zoned MR provided the Department of Planning's ZAC comments are incorporated into the plan. Mr. Wit seconded the Motion, which passed unanimously at 4:10 p.m. Absent were Messrs. Gordon, Polek, and Harvey.

2. Comprehensive Zoning Map Process (CZMP) 2012

Mr. Gilliss presented the Committee Report on the Comprehensive Zoning Map Process, highlighting the following:

- a. During September, October and November, staff processed 296 applications received from the Department of Planning, the general public, and the County Council.
- b. From December to March, staff focused on making the community aware of the CZMP with letters, signs, community meetings, and internet postings. At the same time, staff was developing preliminary recommendations.
- c. In March, public hearings were held in each of the seven councilmanic districts, with 543 speakers giving testimony on many issues.
- d. Several Planning Board Committee worksessions were held in April to consider Board recommendations. The Committee voted its recommendations on all CZMP issues.
- e. The next step is for the Planning Board formally to adopt the Committee recommendations, which will allow staff to update the log and maps for forwarding to the County Council.

Mr. Gilliss thanked fellow Board members for the hard work that went into preparing the recommendations. He recognized Planning Staff who ensured that the project moved forward smoothly.

Mr. Miller moved that the April 27, 2012 Planning Board Log of Issues reflecting the CZMP Committee work be approved to constitute final recommendations by the Planning Board to the County Council regarding the Comprehensive Zoning Map Process Issues for 2012 and in all instances where no Planning Board recommendations are noted that the Board recommends maintaining the existing zoning. The Motion was seconded by Mr. Zawicki.

Ms. Hafford moved to sequester Issue No. 5-050 from Mr. Miller's Motion. Mr. Jenkins seconded the Motion. The Motion carried at 4:19 p.m. Absent were Messrs. Polek and Harvey.

Mr. McGinnis clarified that the needs of the County change over time and that zoning changes as a result. People are not “grandfathered in.” Every four years the zoning can change. There is no right or wrong. There are many gray areas. The issues come down to the County Council’s decision in the last analysis.

It was noted that Board members recused themselves from specific issues at the worksessions and these recusals will carry forward including a list contained in Mr. Perlow’s May 2nd letter and Mr. Holupka’s recusal from Issue No. 7-005 as follows:

<u>DISTRICT/ ISSUE NO.</u>		<u>BOARD MEMBER/s</u>
District 1	1-003, 1-004, 1-006, 1-010, 1-012, 1-013	Mr. Perlow
District 2	2-007 2-001, 2-003, 2-015, 2-016, 2-022, 2-023	Mr. Schlossberg Mr. Perlow
District 3	3-003, 3-007, 3-010, 3-028, 3-029, 3-030, 3-031, 3-050, 3-060	Mr. Perlow
District 4	4-005, 4-006, 4-008, 4-009, 4-010	Mr. Perlow
District 5	5-009, 5-052 5-019, 5-038	Mr. Jenkins Mr. Perlow
District 6	6-017 6-028 6-003, 6-011, 6-015, 6-016, 6-028, 6-029, 6-033, 6-042	Ms. Hafford and Mr. Perlow Mr. Polek Mr. Perlow
District 7	7-005	Mr. Holupka

Mr. Miller’s Amended Motion to approve the CZMP Committee recommendations, excluding Issue 5-050, carried at 4:23 p.m. Absent were Messrs. Polek and Harvey.

Ms. Hafford moved to retain existing zoning on Issue 5-050. Mr. Miller seconded the Motion. Ms. Hafford noted that talks with interested parties are going on and that it would be in the best interest of all parties to retain the existing zoning until a resolution is reached.

Mr. Jenkins moved to amend the Motion with the goal to redevelop the site in a manner that is sensitive to traffic, the neighborhood, and the environment. Mr. Thompson seconded the Motion. The amended Motion carried at 4:24 p.m. Absent were Messrs. Polek and Harvey.

The April 27, 2012 Log of Issues is filed as Appendix D.

Other Business

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3. Legislation

Mr. Murray highlighted the following recent legislation:

- a. Bill No. 18-12 – Zoning Regulations Regarding Service Garages. This is for the purpose of permitting truck service garages in a M.L. zone by right under certain conditions; providing exceptions; and generally relating to service garages in the M.L. zone.
- b. Bill No. 15-12 – Regarding Zoning Hearings – Required Notice for Hearings on Zoning Petitions. This is for the purpose of extending the time period for providing notice of certain zoning hearings; and generally relating to zoning hearings.
- c. Bill No. 16-12 – Regarding Zoning Regulations – Mercantile Exposition Overlay District. This is for the purpose of establishing the Mercantile Exposition Overlay District; providing for certain specified regulations and uses; and generally relating to the Mercantile Exposition Overlay District.
- d. Appointments:
 - Maureen Murphy by Mr. Quirk to the Board of Appeals
 - Edward Crizer by Mr. Olszewski to the Board of Appeals
 - Roland O. Campbell, Jr. by request of Mrs. Almond to the Baltimore County Revenue Authority
 - Gordon Kingsley Harden, Jr. by request of Mrs. Almond to the Baltimore County Revenue Authority
 - Susan Green by request of Mrs. Almond to the Baltimore County Ethics Commission

Adjournment of the Board Meeting

Mr. Perlow moved to adjourn the Board meeting. Mr. Thompson seconded the Motion, which passed unanimously at 4:30 p.m. Absent were Messrs. Polek, and Harvey.

bw

Approved 6/21/12