

## **MINUTES**

### **Baltimore County Planning Board Meeting, July 19, 2012**

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#### **Adjournment of the Board Meeting**

#### **Public Hearing\*\* by the Baltimore County Planning Board**

Call to order, introduction of Board members, and remarks on procedures by Chairman  
*Water and Sewerage Plan, Amendment Cycle 30*

#### **Adjournment of Public Hearing**

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Minutes  
July 19, 2012  
4:45 p.m.

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

Edward Gilliss, Chairman, called the meeting of the Baltimore County Planning Board to order at 4:45 p.m. The following members were:

<u>Present</u>	<u>Absent/Excused</u>
Mr. Edward Gilliss	Mr. Randy Thompson
Mr. Paul Miller	Mr. Gerard Wit
Mr. Eric Lamb	Mr. Jeffrey Gordon
Mr. Scott Holupka (arrived 5:15 p.m.)	Mr. Rainier C. Harvey, Sr.
Mr. Howard Perlow	Mr. John Polek
Mr. Wayne C. McGinnis	
Ms. Nancy Hafford	
Mr. Mark Schlossberg	
Mr. Scott Jenkins	

County staff present included Andrea Van Arsdale, Curtis Murray, Lynn Lanham and Janice Graves from the Department of Planning, and David Thomas from the Department of Public Works.

**Review of today's Agenda**

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

**Minutes of the June 21, 2012 Meeting**

Mr. Miller moved to accept of the Minutes of the June 21, 2012 meeting as circulated. Mr. Jenkins seconded the Motion, which unanimously passed at 4:47 p.m. Absent were Messrs. Thompson, Wit, Gordon, Harvey, Sr., Holupka and Polek.

A copy of the approved Minutes is filed as Appendix B.

**Miscellaneous Business**

**1. Report of the Landmarks Preservation Commission Report**

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

A copy of the Landmarks Preservation Report is filed as Appendix C.

## 2. Legislation

Mr. Murray advised the Board that there were three bills that passed at previous Baltimore County Council meetings of interest to the Board. Mr. Murray gave a brief explanation of the following County Council bills:

- a. Bill No. 43-12: Transit Oriented Development in C.T. Districts

*Mr. Murray Noted that County Executive Kevin Kamenetz Vetoed Bill 43-12 on July 10, 2012.*

- b. Bill No. 44-12: Ethics Law – Amendments
- c. Bill No. 45-12: Parking Requirements

A copy of the legislation presented is filed as Appendix D.

## 3. Quarterly Subdivision Report

Ms. Lanham gave a PowerPoint presentation outlining the Quarterly Subdivision Report for January 1, 2012- March 31, 2012. This report highlighted and gave a quantitative review of subdivision approvals in Baltimore County. Ms. Lanham clarified that certain data contained in the report was based on occupancy permits issued in the aforementioned quarter.

A copy of the Quarterly Subdivision Report is filed as Appendix E.

## **Adjournment of the Board Meeting**

Mr. McGinnis moved to adjourn the Board meeting. Mr. Lamb seconded the Motion, which passed unanimously at 4:58 p.m. Absent were Messrs. Thompson, Wit, Gordon, Harvey, Sr., Holupka and Polek.

Public Hearing- Water and Sewerage Amendment Cycle 30  
 July 19, 2012  
 5:00 p.m.

Edward Gilliss, Chairman, called the public hearing of the Baltimore County Planning Board to order at 5:00 p.m. The following members were:

<u>Present</u>	<u>Absent/Excused</u>
Mr. Edward Gilliss	Mr. Randy Thompson
Mr. Paul Miller	Mr. Gerard Wit
Mr. Eric Lamb	Mr. Jeffrey Gordon
Mr. Howard Perlow	Mr. John Polek
Mr. Wayne C. McGinnis	Mr. Rainier C. Harvey, Sr.
Ms. Nancy Hafford	Mr. Scott Holupka
Mr. Mark Schlossberg	
Mr. Scott Jenkins	

County staff present included Andrea Van Arsdale, Curtis Murray, Lynn Lanham and Janice Graves from the Department of Planning, and David Thomas from the Department of Public Works.

Cycle 30, Water and Sewerage Amendment

Mr. Thomas referred the Board to the Water & Sewerage Plan, Amendment Cycle 30, Staff Report dated July 19, 2012, which contains a CD of the report and is filed as Appendix F.

Mr. Thomas noted that there were only two issues this year—Hereford High School, Reference No. 12-01, and Arbor Ridge, Reference No. 12-02.

The Hereford High School, 17301 York Road, Parkton, which is zoned RC 7, currently is listed as a small sewage treatment facility with an approved flow of 7,000 gallons per day. Proposed building improvements to the school require that the capacity be upgraded. The new design flow required is 42,000 gallons per day. Baltimore County Staff recommendations from EPS, Planning and DPW support the requested upgrade.

Arbor Ridge, formerly known as the Keech property, consists of 34.8 acres currently zoned RC 5 with existing water and sewerage W-1, S-6. Requested is W-1, S-3. DR 1 zoning has been requested through the CZMP, with a final decision expected by the County Council prior to the Board's September meeting. EPS, Planning, and DPW concur that the water and sewerage designations should be consistent with the zoning.

There were four citizens/representatives that signed in to speak at the public hearing. The speakers' testimony is summarized as follows:

Mike Thompson of Millersville, MD- Indicated that CBM, LLC is trying their best to get the Arbor Ridge development done. Mr. Thompson requested that the Board allow the change of S-6 to S-3. The project never got before the County Council; it went to the Court, which has ordered the project be subject to the County development process.

Rick Richardson, Richardson Engineering, A Civil Engineer on behalf of Mr. Amata and Mr. Rudy, - Has reviewed County records and indicated that septic and soil test records are spotty.

Barry Mehta of Columbia, MD- The property owner expressed that usually Baltimore County is fair. "The land does not percolate, Mr. Rudy got S-3 and therefore so should I." Mr. Mehta asked that the Board approve a S-3. "The land would be useless without the S-3 sewer designation." Mr. Metha also stated that the sewer request should be viewed separately from the zoning change request.

Dennis Gentilin of Baltimore, MD- Appearing on behalf of Baltimore County Public Schools and Hereford High School- asked the Board to support the Cycle 30 amendment for Hereford High to upgrade existing water services from 7,000 gal/day to 42,000+ gal/day.

At the conclusion of public comment Mr. Gilliss moved to adjourn the Board public hearing. Mr. Schlossberg seconded the Motion, which passed unanimously at 5:12 p.m. Absent were Messrs. Thompson, Wit, Gordon, Harvey, Sr., Holupka and Polek.

cjm

APPROVED 9/20/2012