

**MINUTES**

**Baltimore County Planning Board Meeting,  
October 18, 2012**

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by the  
Baltimore County Planning Board**

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Minutes

October 18, 2012  
4:00 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 4:00 p.m. The following members were:

Present

Mr. Edward Gilliss  
Mr. Paul Miller  
Ms. Nancy Hafford  
Mr. Jeffrey Gordon  
Mr. Wayne C. McGinnis  
Mr. John Polek  
Mr. Mark Schlossberg  
Mr. Scott Jenkins  
Mr. Gerard Wit  
Mr. Eric Lamb  
Mr. Randy Thompson  
Mr. Scott Phillips  
Mr. Scott Holupka

Absent/Excused

Mr. Rainier C. Harvey, Sr.  
Mr. Howard Perlow

County staff present included Andrea Van Arsdale, Curtis Murray, Lynn Lanham, Kathy Schlabach, Ngone Seye Diop, Jenifer Nugent and Janice Graves from the Department of Planning.

Mr. Gilliss welcomed new Planning Board member, Mr. Scott Phillips. Mr. Gilliss also offered the Board's condolences to the Perlow family following the death of Albert Perlow, Board member Howard Perlow's father.

**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 20, 2012 Meeting**

Mr. Miller moved to accept of the Minutes of the September 20, 2012 meeting as circulated. Mr. Polek seconded the Motion, which unanimously passed at 4:06 p.m. Absent were Messrs. Harvey and Perlow.

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

## **Items for Introduction**

### **1. Training Session on Open Meetings Law – by Mike Field, County Attorney**

Mike Field, County Attorney, Baltimore County Office of Law, at the request of the Department of Planning, presented a general overview of the Open Meetings Law and its specific application to the Board and its duties.

The overview highlighted the definition of a public body, how such bodies are created and appointed, and how the open meetings law applies to them. Other items covered were convening a meeting, the topics of discussion during an open meeting, and notice of meetings.

A copy of the power point presentation is filed as Appendix C.

### **2. Urban Rural Demarcation Line (URDL) – Revision- Gun Road and Keech Road**

Ms. Andrea Van Arsdale, Director of the Department of Planning, introduced a request from the Gun Road Historical and Protective Association and William Moore to move the URDL for the Gun Road and Keech Properties (with the exception of property owned by James A. and Laura C. Rudy) to be consistent with properties zoned RC 5. Ms. Van Arsdale recommended that the Board schedule a public hearing for the November 1, 2012 Planning Board meeting. As part of the hearing, county staff will provide a presentation on the background and issues associated with the action.

Mr. Miller made a motion to hold a public hearing for the revision to the URDL for the Gun Road and Keech Road Properties on November 1, 2012. The motion was seconded by Mr. Eric Lamb and was passed unanimously at 4:39 p.m. Absent were Messrs. Harvey and Perlow.

Copies of the Gun Road Historical and Protective Association URDL request and Mr. Moore's request are filed as Appendix D.

## **Other Business**

### **3. Landmarks Preservation Commission Report of the September 13, 2012 Meeting**

Mr. Gilliss referred the Board members to the written report contained in the notebooks.

A copy of the report is filed as Appendix E.

### **4. Legislation**

Mr. Murray advised that were two County Council legislative actions since the last Planning Board meeting that may be of interest to the Board. Mr. Murray gave a brief explanation of the following County Council Bills:

- Bill No. 62-12- O.T. Zone
- Bill No. 64-12- Pet Cemeteries

A copy of the legislation is filed as Appendix F.

Mr. Miller commented about the press reports on the petitions for a 2014 ballot referendum to overturn the CZMP maps for the Second and Sixth Council Districts.

He expressed his concern with the “professional signature personnel” hired by the developers acquiring signatures for the petitions and using deceptive tactics to obtain some of those signatures. He was displeased with the decision of certain developers to attempt to overturn appropriately considered actions of the County Council and hoped that the referendum will not succeed.

He also questioned the impact of the referendum on efforts to implement proposed development projects (specifically Solo Cup) in the Second District. Ms. Van Arsdale responded that the project proposals can be processed under the enacted zoning, but the issue will be whether a development can be vested before any zone changes if the referendum were successful.

Mr. McGinnis commented about the status of the resolution to study the RC zones. He noted that the committee’s recommendations were being reviewed by Mr. Jablon. Mr. McGinnis requested a timeline for completing the review.

**Adjournment of the Board Meeting**

Mr. Polek moved to adjourn the Board meeting. Mr. Phillips seconded the Motion, which passed unanimously at 4:46 p.m. Absent were Messrs. Harvey and Perlow.

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**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 Jerry Wit. Requested agency representatives in attendance were the Police Department, the Fire Department, the Department of Recreation and Parks, the Department of Planning, the Department of Economic Development, the Department of Public Works, the Department of Aging, Department of Environmental Protection and Sustainability and the Baltimore County Public Library.

A final bound version of the Capital Budget, Supporting Detail, Fiscal Year 2013, Capital Program, Fiscal Years 2014 through 2018, adopted May 24, 2014 was distributed to Board members and is filed as Appendix G.

Mr. Wit stated that the intent of the meeting is to give citizens the opportunity to express their concerns related to the capital budget and program as the Board formulates its recommendations. Ms. Seye-Diop 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 filed as Appendix G.

## CITIZENS COMMENTS

### **Overbrook Flooding**

Residents of Overbrook (Worthington Road, Towson) request \$100,000 for a preliminary design study to lower flood levels in their neighborhood, which affects approximately 15+ residences. The stream floods four feet above its banks and too much water is coming down-stream from two directions, converging at one culvert.

Kristin Kluga, Special Project Liaison, Overbrook Neighborhood. (Written material also submitted). Approximately 20 Overbrook neighbors were in attendance in support of Ms. Kluga's comments.

### **Hereford Library and Mt. Carmel Senior Center**

The current 7500 square foot leased Hereford Branch library, Mt. Carmel Senior Center and limited parking are inadequate. The acquisition of land for a new combined facility to house the Hereford Branch of the BCPL and the Mt. Carmel Senior Center should be considered. Or consideration should be given to purchasing the lot adjacent to the existing library building for additional parking and building improvements.

The senior center operates one day a week in a one-room facility with 30 to 60 attendees. Residents feel that Mt. Carmel does not receive the same benefits as the rest of the county's senior centers and can only offer limited programs. Both Arbutus and Jacksonville have new centers, which could be a model for Hereford. Senior population in this area has increased 30+ % in the last 10 years and is expected to continue a steep increase. Statistics indicate that the Hereford zone is an area comprising 235 square miles, with residents paying an estimated 20% of County taxes. Residents opined the area does not receive its fair share of services.

Laura Pollack, Friends of Hereford Library  
Phil Kyte, Mt. Carmel Senior Center

### **Agricultural Preservation**

Agriculture is thriving in Baltimore County. The Valleys Planning Council and Land Trust Alliance request funding for conservation easements.

Teresa Moore, Valleys Planning Council  
Ann Jones, Executive Director, Baltimore County Land Trust Alliance

### **West Towson Flooding**

Citizens of West Towson request funding for more storm drains, curbs/gutters and road crowns in appropriate locations. Debaugh Ave. is in bad shape and has been flooding for 30 years. Water is flooding basements and backyards. Charles Street Ave. has safety issues as standing water freezes in cold weather.

Charles Linzey, Round Oak Rd.  
Pete Pecoraro, resident, Debaugh Ave.  
Tim Tenne, resident, Round Oak Rd.  
Chris Allen, resident, Debaugh Ave.  
Craig Allen, resident, Debaugh Ave.  
Stephanie Wier, resident, Charles Street Ave.

### **Timber Grove Preservation**

Citizens have submitted 1283 petition signatures to prevent the destruction of the two acre forest located at the corner of Timber Grove Road and Bond Ave. (Owings Mills, MD). They also call to prevent the construction of one or more water towers on the property. They request an inter-agency land transfer between Department of Public Works and Recreation & Parks to preserve land as open space. Community requests to be notified and participate in any plans regarding the property.

Ayanna Cooke-Chen, resident, Timber Grove Rd. (petition signatures also submitted)  
Stuart Barn, resident, Timber Grove Rd.

### **Traffic Calming on Seven Courts Dr.**

Perry Hall Improvement Association requests traffic calming on Seven Courts Drive. Existing speed bumps and camera have no effect. The road is too wide and has no lane delineation. Crosswalk, lane delineation, or island might be the solution. The area is dense with a shopping center, a senior center and an elementary school.

Jack Amrhein, Perry Hall Improvement Association

### **Mays Chapel Elementary School**

HOA objects to the proposed Mays Chapel Elementary School. The area has almost no children and 95% of the children will be bussed in.

Art O'Neil, Mays Chapel HOA

### **Hess Road**

Requests the County to find a solution about drivers being directed by their GPS to use Hess Rd. and other rural roads as route from I-95 to reach Hunt Valley, particularly trucks. These are rural roads that need to be preserved. Drivers should use Jarrettsville Pike.

Ralph Rigger, resident, Hess Road

jgn/LL

Amended by cjm 11/2/2012

APPROVED 11/1/2012