

MINUTES

**Baltimore County Planning Board Meeting,
November 1, 2012**

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Minutes
November 1, 2012
4:30 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 4:30 p.m. The following members were:

Present

Mr. Edward Gilliss
Mr. Paul Miller
Mr. Scott Holupka
Mr. Howard Perlow
Mr. Wayne C. McGinnis
Mr. Mark Schlossberg
Mr. Scott Jenkins
Mr. Gerard Wit
Mr. Eric Lamb
Mr. N. Scott Phillips

Absent/Excused

Mr. Randy Thompson
Mr. Rainier C. Harvey, Sr.
Ms. Nancy Hafford
Mr. Jeffrey Gordon
Mr. John Polek

County staff in attendance included Andrea Van Arsdale, Jeff Mayhew, Curtis Murray, Lynn Lanham, Kathy Schlabach and Janice Graves 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 October 18, 2012 Meeting

Mr. Holupka moved to accept of the Minutes of the October 18, 2012 meeting as circulated. Mr. Phillips seconded the Motion.

Mr. Miller moved to amend the motion with a unanimously passed amendment to revise the circulated draft minutes with the following text on page 5, paragraph 2:

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 moved to amend the motion with a unanimously passed amendment to revise the circulated draft minutes with the following text on page 6, paragraph 3 regarding the Hereford Library and 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.”

Mr. Holupka’s original motion as amended was then called for a vote. The Motion passed unanimously at 4:14 p.m. Absent were Ms. Hafford and Messrs. Thompson, Polek, Gordon and Harvey.

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

***Special Presentation by Barbara Hopkins, JD, ASLA
NeighborSpace of Baltimore County, Inc.***

Barbara Hopkins, Executive Director of NeighborSpace of Baltimore County Incorporated, gave a presentation of the organization and updated the Planning Board on recent initiatives and activities of the organization.

Ms. Hopkins highlighted the following:

NeighborSpace is a 501(c)(3) non-profit land trust promoting more livable communities in Baltimore County’s inner ring suburbs by acquiring land to serve as small parks, gardens and natural areas within the Urban Rural Demarcation Line (URDL). Outside the URDL, neither public water nor sewer utilities exist, a result that curtails development and protects rural open space. Inside the URDL, population is dense and open space is scarce, with 90% of the County’s 805,000 residents living on just 1/3 of the total land area. NeighborSpace has protected 10 properties valued at over \$1.1 million and contributing 36.4 acres toward open space within the URDL to date.

NeighborSpace works in partnership with community organizations to identify land that can be protected and turned into community assets. At the request of a community, NeighborSpace may attempt to acquire land (in fee simple or by way of an easement) in exchange for a commitment

to manage and maintain the parcel as community open space. In return for this commitment, NeighborSpace will protect the property from development in a land trust and provide limited liability insurance for parcels it owns in fee simple. A community can request that NeighborSpace acquire a property by filing a simple Site Application. NeighborSpace will then follow its Application Process, which includes conducting basic research on the property to determine whether the property qualifies for the program.

Baltimore County consists of many diverse communities, each unique in its character, heritage, people, and amenities. NeighborSpace properties therefore vary according to a community's vision and desired use of the property. These properties may be used for passive recreation, community gardens, open green space, or remain natural wooded areas. As previously mentioned, NeighborSpace has acquired interests in 10 properties totaling 36.4 acres and valued at just over \$1.1 million. Those properties are:

Branchwood Preserve - Pikesville (District 2), East Pennsylvania Avenue - East Towson (District 5), Greenbrier Memorial Garden - Towson (District 5), Gwynn Oak Avenue - Woodlawn (District 4), Hampton Lane Pocket Park - Towson (District 3), Reilman Lane Park - Carney (District 5), Robin Hill Road - Lochern (District 4), Sawmill Branch - Catonsville (District 1), Tollgate Wyndham Preserve - Owings Mills (District 4) and Volz Neighborhood Park - White Marsh (District 6).

Ms. Hopkins also pointed out that, as a result of a new partnership with the Maryland Environmental Trust (MET), donors of conservation easements to NeighborSpace will have access to two new tax benefits: the State property tax credit and the State income tax credit.

Ms. Hopkins, in response to questions raised by Messrs. Perlow, Miller, Holupka and Phillips, further explained how the NeighborSpace program is an overall benefit to the community at large and that cooperation from community leaders, elected officials and citizens is crucial to the success of the NeighborSpace program. A copy of the referenced Power Point Presentation and NeighborSpace Webpage is filed as Appendix C.

Adjournment of the Board Meeting

Mr. Phillips moved to adjourn the Board meeting. Mr. McGinnis seconded the Motion, which passed unanimously at 5:13 p.m. Absent were Ms. Hafford and Messrs. Thompson, Polek, Gordon and Harvey.

Public Hearing**

Urban Rural Demarcation Line (URDL)- Revision- Gun Road & Keech Road

**Comments by citizens

Mr. Mayhew, Deputy Director of the Department of Planning gave the Board a briefing on the Urban Rural Demarcation Line (URDL) and an explanation of the petition for Gun Road & Keech Road URDL revision.

Mr. Mayhew presented to the Board via a slide presentation. The presentation began with an update on the “who, what, where, when and how” of the URDL. Mr. Mayhew defined the URDL, gave the regulatory references of the URDL and explained how this line is used as a tool for strengthening the development regulations in the Baltimore County Zoning Regulations and County Code. The presentation included the history of the formulation of the URDL, how the boundaries were determined and how little it has changed over the years.

The background information on the URDL, was followed by site-specific information on the subject properties and requested URDL revision. The properties are located in the 1st Councilmanic District, on the east and west sides of Gun Road, extending east of I-95 to Railroad Avenue. The properties were the subject of Issue 1-054, in the 2008 Comprehensive Zoning Map Process (CZMP). County Council action resulted in approximately 273 acres being rezoned to RC 5. The petitioner, Gun Road Historical & Protective Association, is requesting that the URDL be moved to reflect the zoning change. Mr. Mayhew, in response to questions raised by Board members, advised the Board that the Department of Planning is in support of the petition and iterated that the URDL adjustment will not change any current water or sewer designations. A copy of the slide presentation is filed as Appendix D.

CITIZENS COMMENTS

Citizens from the immediate community present at the public hearing were: Lucy McKean, 403 Gun Road, Paul McKean, 403 Gun Road, Frank Lindberg, 511 Gun Road, Paul Donoghue, 508 Gun Road, Joe Bennett, 516 Gun Road and William Moore, 510 Gun Road.

The general consensus of the citizens present was that they were in support of the proposed URDL revision. The citizens expressed a strong desire to preserve the rural character of the Gun Road corridor. The area consists of about 42 large lots, wooded forest stands, narrow roads and farm animals. In sum, the community feels that if the URDL remained in its current location it would allow for the opportunity for higher density and an increase in residential construction. The president of the Gun Road Historical and Protective Association, Paul Donoghue, indicated that many more residents of the area are of the same opinion even though they were not present at the hearing.

Adjournment of Public Hearing

Prior to the adjournment of the hearing Mr. McGinnis mentioned the recent natural disaster that struck Maryland. Hurricane Sandy caused major devastation to the state and caused millions of gallons of raw sewage to be dumped into the Chesapeake Bay. In comparison, Mr. McGinnis indicated that the pollution impact that Mother Nature potentially has on the Bay is far greater than pollution caused by farming activities. As such, as the capital program approaches, funds for mitigating measures should be strongly considered to minimize future potential impacts that natural disasters may have. Mr. McGinnis also recognized that Baltimore County was spared the storm’s impact and that it could have been much worse for our County.

The Board moved to adjourn the hearing, which passed unanimously at 6:03 p.m. Absent were Ms. Hafford and Messrs. Thompson, Polek, Gordon and Harvey.

Cjm

APPROVED 11/15/2012