

MINUTES

Baltimore County Planning Board Meeting, November 15, 2012

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Minutes
November 15, 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
Mr. Scott Holupka
Mr. Jeffrey Gordon (arrived @ 4:18)
Mr. Wayne C. McGinnis
Mr. Mark Schlossberg
Mr. Scott Jenkins
Mr. Rainier C. Harvey, Sr.
Mr. Eric Lamb
Ms. Nancy Hafford

Absent/Excused

Mr. Randy Thompson
Mr. N. Scott Phillips
Mr. Howard Perlow
Mr. John Polek
Mr. Gerard Wit

County staff in attendance included Andrea Van Arsdale, Jeff Mayhew, Curtis Murray, Lynn Lanham, Kathy Schlabach, Janice Graves, Dave Green and Jay Doyle from the Department of Planning.

Review of Today's Agenda

Agenda item #3 was removed from the published tentative agenda. The matter will be re-set at a later (to be determined) date. A revised agenda is filed as Appendix A.

Minutes of the November 1, 2012 Meeting

Mr. McGinnis moved to accept the Minutes of the November 1, 2012 meeting as circulated. Mr. Miller seconded the Motion.

Subsequently, Mr. Miller moved to amend the motion. The motion to amend was seconded by Mr. Jenkins, revising the draft minutes to add Mr. N. Scott Phillips to the list of members present at the meeting. The amendment passed unanimously. Absent were Messrs. Thompson, Polek, Phillips, Perlow and Wit.

Mr. McGinnis's original motion, as amended, then passed unanimously at 4:10 p.m. Absent were Messrs. Thompson, Polek, Phillips, Perlow, Gordon and Wit.

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

Item for Discussion and Vote

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

Jeff Mayhew, Deputy Director of the Department of Planning, summarized his presentation of November 1, 2012 on the Urban Rural Demarcation Line (URDL) as well as the petition for Gun Road & Keech Road URDL revision, and provided a chronology of the subject area zoning changes since 2004.

Mr. Mayhew explained that most of the changes to the URDL throughout the County followed CZMP zoning changes. Furthermore, the “three legged stool” (zoning, water and sewer designations, and the URDL) are usually all in alignment, therefore, justifying the revision to the URDL for Gun Road and Keech Road.

Mr. Lamb commented that many residents in the Gun Road and Keech Road area thought the URDL would be automatically moved as part of the CZMP change in 2008. The residents believe the revision creates consistency between the URDL and zoning designations and Mr. Lamb opined that the revision is the “right thing to do.”

Mr. Miller moved that the Baltimore County Planning Board approve the revision to the Urban Rural Demarcation Line as depicted on the map presented by the Planning Staff. Mr. Lamb seconded the motion, which passed unanimously at 4:22 p.m. Mr. Gordon abstained as he arrived during the vote. Absent were Messrs. Thompson, Polek, Phillips, Perlow and Wit.

A copy of the URDL revision map and zoning chronology presentation are filed as Appendix C.

Other Business

Update from the Neighborhood Response Team- Sector Planning Initiatives

Dave Green, Chief of Neighborhood Response, described the Department of Planning’s Neighborhood Response Team and updated the Board on the programs and initiatives of the Team. The Community Planning Division was transformed into the Neighborhood Response Team; the members of the Team are paired and are assigned to four geographic sectors. The Neighborhood Response Team is designed to improve the coordination of community planning, housing and neighborhood investment services. The new structure will allow the Department of Planning to better focus on specific coordinated actions in response to neighborhood issues, as well as programs and projects that reinvest in neighborhoods and foster high quality redevelopment.

Mr. Green reported that the Team uses several tools and programs to carry out its mission:

- Baltimore County's Commercial Revitalization Program, which provides assistance to businesses in 15 designated commercial areas of the County;
- The Master Plan, which provides policies and guidelines for sustaining livable communities and achieving balanced development in Baltimore County;
- Development Review which is committed to development and land use of the highest quality and ensures compliance with Federal, State and County laws through the review of proposals and the development of plans, policies, and procedures in order to make recommendations to approving authorities;

- The Comprehensive Zoning Map Process, which is a quadrennial review of the zoning designations throughout the County wherein recommendations are made to the County Council for changes;
- The maintenance of a community association and business directory for Baltimore County; and
- Access to commercial revitalization funds, housing resources and CDBG grants.

A copy of the Neighborhood Response Team sector map is filed as Appendix D.

Mr. Harvey, Sr. commended Dave Green for a recent presentation he made and the professionalism he exhibited when updating the community at large about the Neighborhood Response program.

Mr. Doyle reported that four Sustainable Community applications have been submitted to Maryland Department of Housing and Community Development. This designation enables the County and community stakeholders to apply for additional State funding. The communities are Greater Dundalk and Sparrows Point, Hillendale/Parkville/Overlea, Pulaski Highway and Catonsville/ Patapsco.

Report on Major Actions of the Landmarks Preservation Commission

Mr. Gilliss advised the Board that the Landmarks Preservation Commission met on November 8, 2012 and that a report of the major actions was available for review in the materials provided to the Board. A copy of the Landmarks Preservation Report is filed as Appendix E.

Recent Legislation of Interest to the Board

Mr. Murray advised the Board that there was one County Council legislative action since the last Planning Board meeting that may be of interest to the Board, that being:

Bill No. 68-12 – Zoning Regulations- Out-of-Water Boat and Trailer Storage Facility

For the purpose of altering the definition of an out-of-water boat storage facility, Class B, to include the storage of watercraft trailers; removing the restriction of three storage levels within a facility; and generally relating to out-of-water storage facilities.

A copy of County Council Bill 68-12 is filed as Appendix F.

Adjournment of the Board Meeting

Prior to the adjournment of the meeting Mr. McGinnis reported that this might be his last Planning Board meeting after many years of volunteer service. In addition to the Planning Board, he also served ten years on the Agricultural Preservation Board. He stated that Baltimore County's Agricultural Preservation program is a national model. However, the zoning regulations with regard to farming are out of date.

Many years ago, the Agricultural Preservation Board formed an agricultural preservation committee, which reviewed regulations in Baltimore County and made recommendations on

numerous occasions for updating the zoning regulations and over the years legislators have adopted these recommendations. However, notwithstanding the aforementioned, conflicts still exist in the relationship between farming and zoning. Modifications to the regulations are needed to foster the right-to-farm in Baltimore County.

In 2009, the Planning Board suggested that Mr. McGinnis organize a group to make recommendations on the Resource Conservation (RC) zone that would in part support the initiatives of farmers. To date, these recommendations have not been adopted, and have been put off far too long. Mr. McGinnis expressed his frustration, and opined on behalf of fellow farmers and himself that the farming industry has rights in this county and needs the support of legislators to continue to thrive. He has had conversations with the Administration, and has been assured that the recommendations and support will move forward in the near future.

Mr. Miller suggested to the Board's Secretary that if this is in fact Mr. McGinnis' last meeting, his replacement should be a farmer or from the farming industry as their input and representation on the Board is essential.

Mr. Miller moved to adjourn the meeting. The motion was seconded by Mr. McGinnis which passed unanimously at 4:52 p.m. Absent were Messrs. Thompson, Polek, Phillips, Perlow and Wit.

Cjm

APPROVED 1/17/2013