

MINUTES

Baltimore County Planning Board Meeting, June 6, 2013

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Minutes

June 6, 2013

Call to order, introduction of Board members, and announcements

Chairman Edward Gilliss called the meeting of the Baltimore County Planning Board to order at 4:00 p.m. The following members were:

Present

Mr. Edward J. Gilliss
Mr. Paul Miller
Mr. Scott Holupka
Mr. Eric Lamb
Ms. Nancy Hafford
Mr. Mark Schlossberg
Mr. Scott Jenkins
Mr. John Polek
Mr. N. Scott Phillips
Mr. Rainier C. Harvey, Sr.
Mr. Howard Perlow

Absent

Mr. Jeffrey Gordon
Mr. Wayne C. McGinnis
Mr. Gerard J. Wit
Mr. Randy Thompson

County staff present included Jeff Mayhew, Curtis Murray, Lynn Lanham, Donnell Zeigler, Jessie Bialek, Janice Graves, and Kathy Schlabach 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 May 2, 2013 and May 16, 2013 meeting

Mr. Miller moved to accept the Minutes of the May 2, 2013 meeting as circulated. Mr. Polek seconded the Motion, which unanimously passed at 4:02 p.m. Absent were Messrs. Gordon, McGinnis, Wit, and Thompson.

Ms. Hafford moved to accept the Minutes of the May 16, 2013 meeting as circulated. Mr. Schlossberg seconded the Motion, which unanimously passed at 4:02 p.m. Absent were Messrs. Gordon, McGinnis, Wit, and Thompson.

A copy of the May 2nd and the May 16th approved Minutes are filed as Appendix B.

Item for Introduction

1. Food Truck Regulations

Mr. Gilliss invited Mr. Zeigler from the Department of Planning to introduce the *Food Truck Regulations Report*. Mr. Zeigler advised the Board that the Maryland Restaurant Association requested Baltimore County review the regulations for mobile food carts as they relate to food trucks.

In response to the request, Baltimore County Department of Planning reviewed the mobile food cart regulations and solicited input from various stakeholders. The stakeholders included the Maryland Restaurant Association, the Maryland Mobile Food Vending Association, the Towson Chamber of Commerce, and various government agencies.

Mr. Zeigler requested that the Board conduct a public hearing on June 20, 2013 at 5:00 p.m. to hear staff recommendations and any public comments regarding the proposed food truck regulations.

Mr. Miller moved that a public hearing be set for Thursday, June 20, 2013 at 5:00 p.m. regarding the staff report and recommendations for the proposed food truck regulations. Mr. Phillips seconded the Motion, which unanimously passed at 4:04 p.m. Absent were Messrs. Gordon, McGinnis, Wit, and Thompson.

2. Cycle I Zoning Action — Petition for Reclassification-Chestnut Ridge 11700 Falls Road, Case No. R-2013-0199

Mr. Gilliss invited Ms. Bialek from the Department of Planning to introduce the Cycle I Zoning Reclassification Petition for Chestnut Ridge Golf Course, Case R-2013-0199. Ms. Bialek advised the Board that the petitioner, Chestnut Ridge Golf Course, seeks a change in zoning designation(s) and thus filed a Petition for Reclassification with the Department of Permits, Approvals, and Inspections. Subsequently the petition was forwarded to the Department of Planning for presentation to the Planning Board.

Ms. Bialek reported that currently the property is zoned RC 7 and that the petitioner requests a reclassification to RC 5. The subject property was rezoned from RC 5 to RC 7 during the 2012 Comprehensive Zoning Map Process (Issue 2-031). Presently, the site is improved with a country club and golf course.

Ms. Bialek advised the Board that between the quadrennial Comprehensive Zoning Map Processes, the zoning maps of Baltimore County can be changed through the Cycle Zoning Process. Ms. Bialek reported that there are two cycles in the Cycle Zoning Process, each having four periods which serve as time frames for which the petition shall be submitted to the Director of Planning, the Director of Permits, Approvals, and Inspections, the Planning Board, and the Board of Appeals.

Mr. Miller moved that a public hearing be set for Thursday, June 20, 2013 at 5:00 p.m. regarding the staff report, recommendations, and public comments for the Chestnut Ridge Cycle Zoning Reclassification. Ms. Hafford seconded the Motion, which unanimously passed at 4:07 p.m. Absent were Messrs. Gordon, McGinnis, Wit, and Thompson.

A copy of the Cycle I Reclassification Petition and Staff Report is filed as Appendix C.

Item for Discussion and Vote

3. Transit Oriented Development (TOD)

Mr. Gilliss invited Ms. Lanham from the Department of Planning to provide information regarding the Transit Oriented Development project. Ms. Lanham refreshed the Board members of the content in the staff report and advised of a revision thereto. A copy of the revision was provided in the Planning Board notebooks.

Ms. Lanham advised the Board of the revisions to the proposed Transit-Oriented Development Report, Recommendations, page 41, last paragraph. A copy of the revision is filed as Appendix D. The revisions allow greater flexibility in sign types and design without the necessity of variances which are numerous with commercial and/or mixed use properties. Currently, off-site parking for residential projects can be a maximum of 300 feet away. With the most intense development for TOD occurring in the ¼ mile distance from the station and often involving structured parking, flexibility in this distance requirement may be needed. Many of the potential transit areas in Baltimore County are zoned BM-CT, which requires residential uses above the first floor; again a requirement that may need greater flexibility through a station area plan. Lastly, alternative requirements for adequate public facilities would allow the

generation of trips to be adjusted for transit or phasing of projects and infrastructure as part of the development of a station area plan.

Mr. Holupka inquired as to how many sites in Baltimore County are affected by the TOD effort. Ms. Lanham advised that the only TOD project in Baltimore County is the Owings Mills Metro Center. Mr. Gilliss added that there are fourteen sites that have been identified in Baltimore County that could potentially include Transit Oriented Development.

Mr. Miller moved that the Baltimore County Planning Board adopt staff recommendations and reports for transit-oriented development in Baltimore County to be forwarded to the Baltimore County Council. Mr. Holupka seconded the Motion, which unanimously passed at 4:11 p.m. Absent were Messrs. Gordon, McGinnis, Wit, and Thompson.

Other Business

4. Legislation of Interest to the Planning Board

Mr. Murray advised the Board that there were four 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:

- Bill 31-13 – Local Open Space Waiver Fees
- Res. 30-13 – Review of PUD – Enterprise Housing Corporation and Pax-Edwards, LLC – Hollins Place
- Res. 43-13 – Local Open Space Waiver Fees
- Res. 44-13 – Planning Board-Local Open Space Waiver Fees

Mr. Miller moved that the Baltimore County Planning Board refer County Council Resolution 44-13 to the Administrative Officer of Baltimore County for consideration and authorization that the Department of Planning and/or any other Department or Bureau deemed appropriate by the Administrative Officer, move forward with the development of a comprehensive formula for the manner of establishing Local Open Space waiver fees. Mr. Harvey, Sr. seconded the Motion, which unanimously passed at 4:15 p.m. Absent were Messrs. Gordon, McGinnis, Wit, and Thompson.

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

Adjournment of the Board Meeting

Mr. Schlossberg moved to adjourn the Board meeting. Mr. Polek seconded the Motion, which passed unanimously at 4:17 p.m. Absent were Messrs. Gordon, McGinnis, Wit, and Thompson.

Cjm

APPROVED 6/20/2013-CJM