

MINUTES

Baltimore County Planning Board Meeting

January 15, 2015

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Minutes

January 15, 2015

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

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

Present

Mr. N. Scott Phillips
Mr. Paul Miller
Mr. Jeffrey Gordon
Mr. Wayne McGinnis
Mr. Howard Perlow
Mr. Scott Holupka
Mr. Scott Jenkins
Mr. Jon Herbst
Ms. Nancy Hafford
Mr. Eric Lamb

Absent

Mr. Randy Thompson
Mr. Rainier Harvey
Ms. Lori Graf
Mr. Mark Schlossberg
Ms. Christina Berzins

County staff present included Andrea Van Arsdale, Dave Thomas, Kathy Schlabach, Lynn Lanham, Matt Diana, Lloyd Moxley, and Janice Graves. County Executive Kevin Kamenetz was also in attendance, as was Deputy Budget Director Ed Blades.

Review of Today's Agenda

Chairman Phillips asked if there were any changes to the tentative Agenda. Staff indicated that there were no changes to the tentative agenda.

Minutes of the November 20, 2014 meeting

Mr. Miller moved to accept the Minutes of the November 20, 2014 meeting as circulated. Mr. McGinnis seconded the motion, which unanimously passed at 4:06 p.m. Absent were Messrs. Thompson, Harvey, and Schlossberg as well as Ms. Graf and Ms. Berzins.

A Special Presentation by County Executive Kevin Kamenetz –

Introducing the FY 2016-2021 Capital Improvement Program Process

County Executive (CE) Kevin Kamenetz was in attendance to address the Planning Board regarding the FY 2016-2021 Capital Improvement Program process. The CE opened by remarking that despite the lingering effects of the recession the County has been able to streamline government operations and invest in technology. As a result of those savings the County has made record improvements to school facilities, rebuilt roads, storm drains and sidewalks, added new parks throughout the County, jump started economic development projects and has managed to maintain the rural character of Baltimore County outside of the URDL.

The CE continued by stating that this is an off-year cycle of the biennial Capital Budget Process and that minimal adjustments need to be made to the budget. Voters approved \$277.7 million dollars through bond referendum. Traditionally bonds are available July 1 of FY 2016, but the County has elected to expedite the process for Capital Improvements. In order to do so, the County is seeking authority to access funds sooner. Therefore, a supplemental appropriation will be introduced for consideration by the County Council. The supplemental appropriation of \$132.8 million dollars will include \$131.6 million of FY 2016 voter approved bonds (which totaled \$277.7 million). \$1.2 million will be included from local open space waiver fee revenues. The supplemental appropriation will be used as follows: \$22.6 million for the continued maintenance of streets and highways, \$67.8 million for the continued implementation of the Schools For Our Future Program. By getting funds earlier, the County can start the process for school construction sooner. Air conditioning projects will also be expedited. The remaining funds will be used for new school roofs. The remaining \$42.2 million will be used to fund the completion of the conversion of the current library at CCBC Catonsville into a science and math hall. In addition, a new homeless shelter will be constructed in Spring Grove. Funds will also be used to improve County parking facilities. Two new community centers will be built in Catonsville and Dundalk, and construction of a new transfer station at the eastern sanitary landfill will begin as well. The CE noted that the Capital Budget presented before the Planning Board does not include these advancements, as they require County Council approval. Baltimore County has a AAA bond rating. Less than 1% of all counties have a AAA bond rating from all three rating agencies. This rating allows the County to obtain the lowest possible interest level when money is borrowed.

The CE thanked the Planning Board members for their efforts.

Wayne McGinnis thanked the CE for his support of the Agricultural Center and hopes that he will continue to support the Ag Center in the future. Mr. McGinnis noted that northern Baltimore County badly needs indoor recreational facilities. The CE agreed that there is an ever increasing need for indoor recreational space and that the County is investigating opportunities for expansion in that area. The issue with the northern part of the County (Hereford specifically) is that the project has already been fully funded and it would be an additional expense to build another gym. In order to fund the additional costs, other budgeted projects would have to be cut.

Paul Miller asked whether the County expects less support from Annapolis now that a new Governor will be in office. The CE noted that Governor Elect Hogan has stated that he intends to cut the rate of growth of the state budget. The concern for Baltimore County is that the Governor will pass those expenses on to the County. The CE mentioned specifically that any cuts to school budgets will hurt the County due to the aggressive construction program currently being pursued. The obligation is 50/50 match of state funds. The County has been matching that 2 to 1 over the last 4 years. Local dollars are being used heavily but funding from the state is required to maintain that. The CE stated that it really depends on where the state is making cuts to the budget and whether the cuts will hurt the County or not (education, social service benefits, etc).

Jon Herbst asked about the progress of the Pikesville High School Project. The CE stated that it is a \$44 million dollar renovation project. It was to be funded by the County (\$28 million) and the state (remainder of cost). However, the state cut the amount to be paid by them by \$6 million. The County then elected to make up the remainder of the \$6 million dollars. When the County bid the project out they made additional requests over what the original plan called for. The project then overran its \$44 million dollar budget and is now being delayed while these additional requests are being trimmed back.

Howard Perlow thanked the CE for not overspending and maintaining sound fiscal management.

Eric Lamb thanked the CE for speaking with them and for his sound fiscal management as well. Mr. Lamb asked the CE to address the Red Line and also the potential health issues related to the new artificial turf that is being laid down. The CE replied that he has not investigated the health related issues concerning turf fields, but that he and the Health Officer would look into it. In terms of the Red Line, the CE stated that the decision rests with Governor Hogan. The Red Line and Purple Line, as proposed, will consume nearly all of the additional revenues from the gas tax increase.

Nancy Hafford thanked the CE for everything that he has done for Towson.

Paul Miller asked the CE if the State is actually unfairly penalizing the County for having a budget surplus. The CE stated that Senator Brochin spoke before the Baltimore County Senate Delegation and indicated his intention to investigate why the County has a surplus and why they are coming to the State for money.

Scott Phillips asked whether the new parking facilities will pay for themselves with revenues. The CE stated that they will not. The Drumcastle Center and Public Safety building parking facilities have reached the end of their useful lives. As the property owner, the County has an obligation to replace them.

Items for Introduction

1. Basic Services Maps

Dave Thomas from the Department of Public Works introduced the 2015 Basic Services Maps to the Planning Board. There are three Basic Services Maps that need to be examined every year. The maps are transportation, sewer and water. Mr. Thomas noted that the water basic service map has no deficient areas. The transportation map does have changes from last year. Transportation commuter sheds are associated with signalized intersections and they perform at different levels of service. Level of service D is when the County starts to worry about them, but this level has no effect on restricting building permits. Level of service E does begin to restrict permits because the intersection has a limited amount of capacity remaining. Level of service F indicates that the intersection is failing and that certain building permits cannot be issued until the deficiencies are addressed. In just about every case, according to Mr. Thomas, the deficiencies on the transportation map are associated with state highways and the timing of the signals.

The intersection of York Road and Fairmount Avenue is now at a level of service D. However, the intersection at Eastern Avenue and Stemmers Run Road has been eliminated from the map because it has improved from a level of service D to a level of service C. The intersection at Pulaski Highway and Ebenezer Road has degraded from a level of service D to a level of service E. It has 99 trips left. Falls Road and Greenspring Valley Road is performing at a level of service F. Perring Parkway and Joppa Road has improved from level of service E to level of service D.

As a result of these changes there are now a total of nine F level intersections and one E level intersections that will impact building permits in their areas.

The sewer map designates areas of concern. These are not legally defined as deficient areas but are areas where there could be problems. The areas of concern are associated with sanitary sewer overflows. Much progress has been made and many of the deficient areas have been addressed. The one area that is still deficient is Richlyn Manor. There was work planned for that area but it is on hold due to issues with the contracting work. It will remain on the sewer map for this year.

Howard Perlow asked how the County plans on improving the deficient intersections. Mr. Thomas responded that the easiest fix is to adjust the signal timing. Mr. Thomas continued that it might be possible for Greg Carski to come and give a presentation on this subject and answer the Boards questions in a more comprehensive manner.

Scott Holupka pointed out that many of the sewer deficient areas border the city and wondered why that was. Mr. Thomas noted that the sewer mains run into the city and as they get closer to the city they pass through older neighborhoods where the infrastructure is older. In many of these cases the city sewer lines back up into the county lines, creating additional issues.

Chairman Phillips called for a motion to set a Public Hearing for the Basic Services Maps. Mr. Miller made the motion and Ms. Hafford seconded. The motion passed unanimously at 5:05 p.m. Absent were Messrs. Thompson, Harvey, and Schlossberg as well as Ms. Graf and Ms. Berzins.

Other Business

1) Report from the Landmarks Preservation Commission

Jon Herbst gave a report from the January 8, 2015 Landmarks Preservation Commission (LPC). At the January 8th meeting the LPC voted to issue Certificates of Appropriateness for alterations of three properties: 217 Melancthon Avenue (replacement and extension of an existing rear deck). 3412 Old Forest Road (expansion of a stone terrace). 222 Central Avenue (construction of a split rail fence in the rear yard of the property).

The LPC voted to issue a Certificate of Appropriateness for a tax credit application for 7401 Stanmore Court.

The LPC voted to recommend to the Building Engineer that the corrective work on the Shaw-Bauer House (aka "Shaw's Discovery") was viewed as satisfactory.

2) Recent County Council Legislation of Interest to the Board

Matt Diana gave a report on the recent County Council Legislation of interest to the Board.

a. Resolution 114-14 – PUD McDaniel Orchards

A resolution to approve the review of a proposed general development planned unit development in accordance with County law. Located on the Warehime Property, aka McDaniel Orchards, the PUD proposes the development of a townhome community with 65 single-family attached dwellings that will connect Gough Park and the Honeygo Village Center.

b. Resolution 116-14 – 2014 Baltimore County Water Supply and Sewerage Plan Triennial Review
A resolution adopting, as amended, the report of the 2014 Triennial Review of the Baltimore County Water Supply and Sewerage Plan.

c. Resolution 117-14 – The Baltimore County Water and Sewerage Plan Cycle 32 Amendments
A resolution to amend the Baltimore County Water Supply and Sewerage Plan. The Timothy Norris Property designations have been revised to W-1 Existing Service Area / S-3 Capital Facilities.

d. Resolution 113-14 – Planning Board- New Zoning Classifications for Towson Area
A resolution of the Baltimore County Council requesting the Baltimore County Planning Board to create new zoning classifications for the Towson Area.

Resolution 113-14 required the Board to make a motion to refer it [res. 113-14] 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 Office, move forward with the development of a comprehensive formula for the manner of establishing new zoning classifications for the Towson Area.

Mr. Miller made the motion and Ms. Hafford seconded. The motion passed unanimously at 5:10 p.m. Absent were Messrs. Thompson, Harvey, and Schlossberg as well as Ms. Graf and Ms. Berzins.

Adjournment of the Board Meeting

Chairman Phillips asked if there was a motion to adjourn the meeting. Mr. Herbst made the motion to adjourn and Mr. Miller seconded. The motion passed unanimously at 5:35 p.m. Absent were Messrs. Thompson, Harvey, and Schlossberg as well as Ms. Graf and Ms. Berzins.