

MINUTES

Baltimore County Planning Board Meeting

February 19, 2015

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Minutes

February 19, 2015

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

Vice Chairman Paul Miller called the meeting of the Baltimore County Planning Board to order at 4:45 p.m. The following members were:

Present

Mr. N. Scott Phillips
Mr. Paul Miller
Mr. Wayne McGinnis
Mr. Mark Schlossberg
Ms. Lori Graf
Mr. Howard Perlow
Mr. Scott Jenkins
Mr. Jon Herbst
Ms. Nancy Hafford
Mr. Eric Lamb

Absent

Mr. Jeffrey Gordon
Ms. Christina Berzins
Mr. Randy Thompson
Mr. C. Scott Holupka

County staff present included, Jeff Mayhew, Dave Thomas, Lynn Lanham, and Matt Diana,

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 February 5, 2015 meeting

There were no corrections to the February 5, 2015 minutes. Mr. Miller moved to accept the Minutes of the February 5, 2015 meeting. Mr. Schlossberg seconded the motion, which unanimously passed at 4:32 p.m. Absent were Messrs. Thompson, Gordon and Holupka as well as Ms. Berzins.

Items for Deliberation and Vote

1. 2015 Basic Services Maps

Mr. Dave Thomas, from the Department of Public Works, was present to answer any further questions regarding the 2015 Basic Services Maps. Since there were no further questions from the Board, Chairman Phillips called for a motion to adopt the 2015 Basic Services Maps. Mr. Miller made the motion and Mr. McGinnis seconded. The motion passed unanimously at 4:35 p.m. Absent were Messrs. Thompson, Gordon and Holupka as well as Ms. Berzins.

Other Business

2. Report on the February 12 meeting of the Landmarks Preservation Commission.

Mr. Herbst gave a report on the February 12 meeting of the Landmarks Preservation Commission. The LPC voted to issue six Certificates of Appropriateness for alterations to properties. The Certificates were for:

- 1) “The MA & PA Railroad Bridge Abutments”, at Towsontown Blvd and York Road, Towson, MD. Alteration to the abutments as part of the Towson Row Development plan.
- 2) The “Riley House”, at 5008 Cedar Avenue, Relay, MD. Extensive home renovations including window, door, and gutter repair and replacements.
- 3) The “Eck Farm Barn”, on Cromwell Bridge Road, Towson, MD. Repointing of a stone wall attached to the barn.
- 4) The “Sherwood House”, at 2002 Cromwell Bridge Road, Towson, MD. Proposed repointing/maintenance of a brick walkway and garage column.
- 5) The “Valley Inn”, at 10501 Falls Road, Brooklandville, MD. Proposed alteration to a previously approved patio area and addition, and an approval for a sunroom door configuration.
- 6) The “Singer House”, at 24 Chatsworth Avenue, Glyndon, MD. Finish the remainder of a picket fence in the backyard.

Mr. Herbst noted that the Riley House, in Relay, MD, burned down only four days after the Certificate of Appropriateness was issued by the LPC. He also stated that the renovations to the Valley Inn have been done very well and the property is in excellent shape.

The LPC voted to issue one Certificate of Appropriateness for a tax credit application and deny another tax credit application.

- 1) The LPC approved a tax credit application for the Truitt Property at 148 Stanmore Court in Rodgers Forge to replace the existing furnace.
- 2) The LPC denied a tax credit application for the “Gilmore House” at 207 West Seminary Lane in Lutherville. The tax credit application was for the replacement of 9 vinyl windows on the front façade and 1 on the east façade with wood. The windows were removed without approval. The LPC voted to refer the issue to Code Enforcement.

In other LPC business, The LPC provided comments to the Planning Board regarding the Towson Row abutment alteration (as per County Code sec. 32-4-231 (a)(3)). The consensus among the members of the

LPC was that the proposed development for Towson Row featured an inspired design that integrated the abutments very effectively and was appropriate for the space around the landmark.

Mr. Miller asked if there was much discussion regarding the Valley Inn. Mr. Herbst replied that there was not much discussion regarding the Inn, but that the engineer was at the meeting and that everyone seemed to be very pleased with the work that has been done at the Inn.

3. 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 5-15 – Amending Boundaries- The Pikesville Commercial Revitalization District

The Board asked for further explanation regarding the new Pikesville Commercial Revitalization District (CRD) boundaries. Mr. Mayhew and Mr. Diana assisted in explaining exactly what was being added and removed from the CRD. Mr. Schlossberg asked why the boundaries are being expanded and contracted in certain areas, and if there is a development project coming in. The Planning staff responded that there is no new development project coming in at this time, but that businesses which are included in the CRD have access to different programs (architect on call, building improvement loans, etc.) that are not offered to businesses that are outside of the CRD. Mr. Mayhew added that Councilwoman Almond initially requested the amendments to the CRD and that the Planning staff assisted in redrawing the CRD map.

Parking Passes

Mr. Miller stated his concern regarding the parking passes and wondered if anything could be done to expedite the process. Mr. Diana stated that he would be sure to alert the budget office regarding his concern and relay any information he gathers to the Planning Board.

Update on previous activities of the Board

Mr. Lamb posed a question regarding the status of some of the previous resolutions passed by the County Council, specifically citing the resolution regarding Local Open Space Waiver Fees. Mr. Lamb was concerned with the fact that the Board has not been able to weigh in and give recommendations on certain matters that are very important to not only the County Council and the Board, but the community as well. If the Board, as a recommending body, is not able to address certain issues, then how are they going to be able to propose any sort of recommendation on the matter? Regarding the Open Space Fees, given the large scale projects that are in the pipeline for Towson, shouldn't the Local Open Space report be a high priority matter for them, and shouldn't the Board have a chance to review the report before all of these Towson projects get underway? Mr. Lamb noted that the Board could be missing a huge opportunity to review a very important report, which could in turn impact the entire Towson community. If the Board will not have a chance to review the report, would it be possible to just tell the Council to move on without their recommendations?

Ms. Hafford stated that she, along with Mr. Jenkins, has spoken with Ms. Van Arsdale and that they have relayed the message that the Board would like to have the Local Open Space report addressed.

Mr. Jenkins stated that the concern is that this issue will continue to drag along while these projects are being built and that the citizens of Towson (and Baltimore County) will not have any input into the Local Open Space issue.

Mr. Mayhew addressed the process of the matter, stating that when the Council passes a resolution requesting the Planning Board study an issue, the Planning Board becomes a sounding board that gives the Council an opportunity to address any issue that the community and other stakeholders might have.

Mr. Mayhew continued that the role of the Planning Board changes depending on whether or not the Council is comfortable with the feedback they have received.

Mr. Lamb continued by stating that the Local Open Space issue is even more pressing given that a) the Planning Staff is understaffed and, b) CZMP will trump everything else once that process begins. He stated that he would like to make a motion that the Board has been unable to give recommendations on the matter and that they request the Council proceed without their recommendations.

Chairman Phillips asked if it would be possible to ascertain how the Council obtained the report and if the Board could review the report as well. Mr. Jenkins followed that up by stating that he understood that the Council received the report today (Feb. 19). Mr. Mayhew stated that each situation is different regarding how long the process takes and how much vetting a particular item receives before returning to the Council. Mr. Jenkins questioned why the Planning Board would not be able to review the report when the Council has the report in its possession. There is some confusion as to why the report, after being asked about, went straight to the Council without having passed through the Planning Board.

Mr. Lamb stated that he is particularly concerned given how much development is about to occur in Towson. The citizens of the area could be shorted a significant sum of money if this Local Open Space issue is not addressed in a more expedient manner.

Mr. Miller asked why it took so long. Mr. Mayhew replied that to do the research and go through the regulations takes a long time.

Mr. Lamb stated that at this point, being two years behind, it would not make sense to continue to drag the process along. Given how important the issue is, he suggested that the Planning Board inform the Council to proceed without their input and/or recommendations.

Chairman Phillips asked if it would be possible to view the report if a draft of the report is available. Mr. Mayhew stated that he would have to get back to Mr. Phillips regarding that. Chairman Phillips continued by asking that the report be placed on the Planning Board agenda for the Board to review and make comments on.

Mr. Jenkins stated that he agreed with the Chairman that the Planning Board should have an opportunity to at least review the report before making a decision on what to do regarding any recommendations to the Council.

Mr. Mayhew noted that the Patapsco Heritage Area Plan has been approved by both the Baltimore County Council and the Howard County Council. It was forwarded to the State, which approved the Patapsco Heritage Area Plan.

Adjournment of the Board Meeting

Chairman Phillips asked if there was a motion to adjourn the meeting. Mr. Miller made the motion to adjourn and Mr. Schlossberg seconded. The motion passed unanimously at 5:15 p.m. Absent were Messrs. Thompson, Gordon and Holupka as well as Ms. Berzins.

