

**MINUTES**

**Baltimore County Planning Board Meeting**

**March 19, 2015**

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## **Minutes**

**March 19, 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 4:47 p.m. The following members were:

#### Present

Mr. N. Scott Phillips  
Ms. Nancy Hafford  
Mr. Mark Schlossberg  
Ms. Lori Graf  
Mr. Scott Jenkins  
Mr. Jon Herbst  
Mr. Scott Holupka  
Mr. Paul Miller  
Mr. Eric Lamb

#### Absent

Mr. Jeffrey Gordon  
Mr. Howard Perlow  
Mr. Wayne McGinnis  
Ms. Christina Berzins  
Ms. Michelle Lipkowitz

County staff present included: Andrea Van Arsdale, Jeff Mayhew, Lloyd Moxley, Matt Diana, Lynn Lanham and Joe Wiley.

### **Special Announcements**

Before opening the meeting, Chairman Phillips made two announcements. On behalf of the Board, Chairman Phillips sent his condolences to Mark Schlossberg on the passing of his father. Chairman Phillips also thanked Lynn Lanham for all of the work she has done for the Planning Board over the years, and wished her well in her retirement.

### **Review of today's agenda**

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

### **Minutes of the March 11, 2015 meeting**

There were no corrections to the March 11, 2015 minutes. Mr. Schlossberg moved to accept the minutes of the March 11, 2015 meeting. Ms. Hafford seconded the motion, which unanimously passed at 4:50 p.m. Absent were Messrs. Gordon, Perlow and McGinnis as well as Ms. Berzins and Ms. Lipkowitz.

## **Other Business**

### 1. Report from the March 12, 2015 meeting of the Landmarks Preservation Commission

Mr. Jon Herbst gave a report on the March 12, 2015 meeting of the Landmarks Preservation Commission.

The LPC voted to issue Certificates of Appropriateness for alterations of two properties: “John Brown’s Store”, 13501 Falls Road, Cockeysville, MD and “Carver School”, 300 Lennox Avenue, East Towson, MD.

The LPC voted to issue a Certificate of Appropriateness for a tax credit application for “The Thompson Property”, 207 W. Seminary Avenue, Lutherville, MD.

The LPC also voted to issue a 60 day extension of time for the replacement of existing windows at the “Thompson Property”.

### 2. Legislation of Interest to the Board

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

- a. Resolution 7-15 – A resolution of the Baltimore County Council designating the Towson community as a Design Review Area.

## **Adjournment of Board Meeting**

Chairman Phillips asked for a motion to adjourn the Board meeting. Mr. Jenkins made the motion and Mr. Miller seconded the motion, which passed unanimously at 4:57 p.m. Absent were Messrs. Gordon, Perlow and McGinnis as well as Ms. Berzins and Ms. Lipkowitz.

## **Items for Public Hearing**

### 1. Establishing Local Open Space Waiver Fees

Chairman Phillips opened the Public Hearing for Establishing Local Open Space Waiver Fees at 5:02 p.m. The hearing room was at capacity with the public overflowing into the lobby. Twenty-eight citizens, primarily from the Towson area, spoke during the public hearing. The most recurring comment from the speakers was they felt that there is a significant shortage of active recreational open space in the County, particularly in Towson. The speakers expressed that there are not enough recreational fields for all of the sports leagues to use, which means that families have to drive long distances in order to play recreational league sports. The Towson Recreation Council stated they annually pay about \$50,000 to rent fields to accommodate the demand for recreational league sports. The citizens expressed the opinion that the developers are getting away with not having to pay open space fees at the expense of the community, and that this unfair balance is damaging the families that live there. The Towson residents would like the fee structure revised in order to collect more money that could be used to provide the much needed active recreational fields. The community called for a more transparent and more predictable process for establishing these fees, as well as an update to the Local Open Space Manual. Citizens were also concerned that the lack of active recreational open space would have a negative effect on their health and the local environment, primarily the water ways.

Many of the speakers were from the Greater Towson Council of Community Associations (GTCCA). Collectively they presented a power point slide show that detailed their arguments. The GTCCA members stated that County Council Resolution 63-00 should no longer be the guideline by which open

space fees are calculated/assessed. They opined that Towson is a much different place than when Resolution 63-00 was passed in 2000, and the present needs of the community are not addressed by Resolution 63-00. One point the GTCCA expressed was that while development that has occurred over the past 15 years, no active recreational space has been added and this needs to be addressed. They recommended a solution needs to be found that does not burden the taxpayers with having to make up the financial difference for adding active recreational space created by reduced or waived fees.

Mr. Lamb thanked everyone for coming out. He continued by asking what the process is moving forward. Is the Board scheduled to vote in two weeks? Will there be more information coming from some of these organizations? Chairman Phillips stated that the Board is scheduled to discuss this matter at the next meeting, which will be April 2<sup>nd</sup>. From there, if the Board is ready, a recommendation will be made to the Council regarding the LOS report. However, the Board may or may not be ready to vote, in which case the discussion/vote will continue into the next meeting (April 16).

Chairman Phillips thanked everyone for their testimony and assured the citizens that their concerns will be addressed. Mr. Jenkins followed by stating that the Planning Board members take their roles very seriously and that a solution will be reached.

### **Adjournment of Public Hearing**