

MINUTES

Baltimore County Planning Board Meeting

October 15, 2015

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Minutes

October 15, 2015

Call to order, introduction of Board members, Pledge of Allegiance, and announcements

Chairman Phillips called the meeting to order at 4:30 p.m. The following members were:

Present

Mr. Scott Phillips
Ms. Christina Berzins
Mr. Jeffrey Gordon
Mr. Mark Schlossberg
Ms. Nancy Hafford
Mr. Jon Herbst
Mr. Rick Yaffe*
Mr. Howard Perlow
Ms. Lori Graf
Ms. Michelle Lipkowitz
Mr. Wayne McGinnis
Mr. Scott Holupka*
Mr. Todd Warren*

Absent

Mr. Scott Jenkins

*Mr. Yaffe arrived at 4:35 and Messrs. Holupka and Warren arrived at 5:00 p.m.

County staff present included: Andrea Van Arsdale, Jeff Mayhew, Kathy Schlabach, Lloyd Moxley, Matt Diana, Jessie Bialek, and Janice Graves.

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.

Special Announcement

Chairman Phillips announced that Mr. Jenkins was unable to attend the meeting due to the birth of his son.

Minutes of the September 17, 2015 meetings

There were no changes to the minutes from the September 17, 2015 meeting. Chairman Phillips called for a motion to accept the minutes from the September 17, 2015 meeting. Mr. Herbst made the motion and Mr. Schlossberg seconded the motion, which passed unanimously at 4:35 p.m. Absent were Messrs. Holupka, Warren, Jenkins and Yaffe.

Other Business

1. Report from the October 8, 2015 meeting of the Landmarks Preservation Commission

Mr. Yaffe gave a report from the October 8, 2015 meeting of the Landmarks Preservation Commission. Three Certificates of Appropriateness were issued at the October 8th meeting. They were for:

- “Avalon” and setting (Pometto/Adams property) at 309 Gun Road, Halethorpe vicinity, final landmarks list #228. A Certificate of Appropriateness was issued for in-kind replacement of 23 existing aluminum storm windows.
- Weikert property at 606 Dunkirk Road, contributing structure in the Anneslie National Register Historic District. A Certificate of Appropriateness was issued for in-kind repair/replacement of the existing front porch floor, joists and beams and the cleaning/painting of shutters, front porch and exterior of the house.
- “Rockwood” and setting (Davis property) at 7405 Longfield Drive, Kingsville vicinity, final landmarks list #240. A Certificate of Appropriateness was issued for the construction of a 3 level deck.

2. Report on the 2016 Comprehensive Zoning Map Process

Mr. Mayhew updated the Board on the progress of the 2016 Comprehensive Zoning Map Process (CZMP). Mr. Mayhew noted that the Board members have 2 weeks left to file an issue, if they so choose. He also stated that, as of the meeting, there had been 139 issues filed, but that there is a one week lag time for final processing, so that number will probably end up being closer to 200. Mr. Mayhew made the Board aware that the public hearings for the zoning issues will be held in March and the work sessions will be held in April, with a final vote in May.

Mr. Perlow asked why the number of requests was down. Mr. Mayhew replied that an uptick in planned unit development requests, which is an alternative to the CZMP process, may be one cause, and Ms. Van Arsdale noted that the County is also more mature, with less available land to rezone and develop, making the CZMP process not as applicable.

Mr. Schlossberg asked when the County Council gets to file issues. Mr. Mayhew replied that November is when the County Council gets to file issues.

Chairman Phillips asked if there were many staff issues being filed. Mr. Mayhew stated that the staff will mainly file complementary, or “house-keeping” issues. Ms. Van Arsdale also noted that the new Towson Urban Core zoning will be considered by staff.

3. Recent County Council legislation of interest to the Board

Mr. Diana gave a report on the recent County Council legislation. There were six pieces of legislation highlighted for the Board members. They were:

- Bill 64-15 – Micro-brewery and Farm Brewery

A bill for the purpose of permitting a micro-brewery or a farm brewery in certain R.C. zones of the County, by special exception; amending the definition of brewery and defining farm brewery; permitting temporary promotional events in certain cases; and generally relating to a micro-brewery or farm brewery.

- Bill 66-15 – Neighborhood Commons Overlay District

A bill for the purpose of authorizing the application of the N.C. District to certain property owned by Baltimore County; and generally relating to the Neighborhood Commons Overlay District.

- Bill 67-15 – Zoning Regulations – Parking

A bill for the purpose of specifying the required number of parking spaces for certain apartment buildings located in the C.T. District of Towson; and generally relating to parking requirements in the C.T. District of Towson.

- Bill 68-15 – Zoning Regulations – Manufacturing, Light (M.L.) Zone Use Regulations

A bill for the purpose of amending the Zoning Regulations to permit a winery in the Manufacturing, Light (M.L.) Zone; and generally relating to the Manufacturing, Light (M.L.) Zone.

- Resolution 73-15 – Expanding the Towson Commercial Revitalization District

A resolution for the purpose of expanding the Towson Revitalization District.

- Resolution 81-15 – Pilot Program – Towson Circulator

A resolution in support of a pilot program for the Towson Circulator, to be conducted by the Maryland Department of Transportation.

Adjournment of Board meeting

Chairman Phillips called for a motion to adjourn the Board meeting. Ms. Hafford made the motion and Mr. Schlossberg seconded the motion, which passed unanimously at 4:45 p.m. Absent were Messrs., Holupka, Warren and Jenkins.

Capital Improvement Program Community Input Meeting

1. **Councilman David Marks** thanked the Planning Board for their service, and for their previous support of projects in the Fifth District, which is the largest and fastest growing district in the County. He noted that many issues facing the district will be brought to the attention of the board by citizens in attendance, including the flooding issues occurring in Anneslie, Stoneleigh and Overbrook, and asks for the board's continued support.
2. **Delegate Steve Lafferty** thanked the board for having the citizen input meeting, and noted several of the issues facing his district including the need for road repaving, bicycle facilities, Towson

streetscaping, and safer sidewalks to connect to the core. However, most importantly is the need for a comprehensive study of Towson's waterways, particularly the west branch of Herring Run, to address the flooding in Overbrook and Stoneleigh as well as a number of other communities. (Written comments submitted).

3. **Flooding in Stoneleigh** – Several residents spoke about the flooding that is occurring in the neighborhood. Flooding from storm runoff has increased over the past several years. The community is experiencing significant damage to homes, autos and the Stoneleigh Pool, in addition to safety hazards caused by the flooding. Roads have become impassable, with emergency access cut off. (John Gramiccioni, Hildegard Trapnell, Joe Rector, Tom Scott, Katey Earle, Patricia Watson, John Burkhart) (Written material and photographs submitted)
4. **Lutherville Flooding** – a drainage problem exists at Division and Melancton avenues during heavy rains. The county addressed other roadway drainage issues in the mid-90's but the efforts didn't extend to this intersection. (Eric Rockel)
5. **Drainage issue in Northgate Hall** – Homeowners in the community participated in funding a storm water management pond. A drainage channel to the pond is eroding and needs to be repaired. (Jerome Lee, Jr., Northgate Hall Community Association) (Photos submitted).
6. **Improvements in Towson** – Numerous improvements were suggested for the Towson area, including making roads safe for bikes, making Towsontown Boulevard a complete street with protected bike lanes, completion of Radebaugh Park, improvements to Towson Manor Park, a central park at the Towson triangle, street trees in the core, an underground parking garage with a green roof at Bosley and Chesapeake Avenues, redevelopment of the Towson Library, and creation of an environmental master plan for Towson (Joe La Bella, Towson Manor Village Community Association, Green Towson Alliance) (Written testimony submitted)
7. **Pedestrian improvements:** Baltimore County has the highest number of pedestrian fatalities in the state—22 deaths, and 500 significant injuries. While the Police Department has an education program, the county lacks a continuous network. Suggests the county allocate \$1 million to start, and to leverage other funds. (Allysha Lorber, Baltimore County Pedestrian and Bicycle Advisory Committee (PBAC) member)
8. **Bicycle improvements:** The County needs to build quality bike lanes and trails, not just for people in Spandex, but also for kids and moms so that people don't have to drive everywhere. We need alternative modes of transportation such as walking and biking, which are better for the environment as well as for personal health. Bicycle facilities will get more people to live here, stay here, and support business growth. Experience in Salt Lake City shows that bike lanes can replace parking lanes with increases in business profits. Towson University has a parking problem; many students could be biking rather than driving to campus. Another opportunity is in Hunt Valley, connecting the NCR Trail to the mall. The county should take advantage of state trail grants. One bicycle commuter requests that someone from the board ride with her to or from work and experience the hazards she encounters from road conditions as well as unfriendly motorists. (Nate Evans, director, Bike

Maryland and member, PBAC; Jake Ulick; Charlie Murphy, member, PBAC; Katie Gore; Mathew Bell; written comments from Danielle Ford and Liz Buxton)

9. **Repaving of roads in Armagh Village** – roads, and in particular, Armagh Road, are deteriorating. The roads haven't been repaved in over 30 years. Since there are no driveways, parked cars may have blocked the ability to see the condition during a county survey. (Eric Shavitz)

10. **Recreation Facilities in Hereford Zone** – The Hereford area has grown 4-5 times but has had no added recreational fields. Facilities need to be rented, and programs eliminated since space is lacking. A regional parks with 6-8 fields is needed, as well as an indoor facility with a full-sized gymnasium, and the installation of artificial turf at Hereford Middle School. He suggests using the 40 acres next to Sparks school. Residents are willing to participate. (Mr. McGinnis added the need for basketball courts.) (Eric Van den Beemt, past president of Recreation Council, chair of Recreation and Parks Board) (Written material submitted)

11. **Sinkhole in Anneslie** – In mid-July a 10-foot wide and deep sinkhole developed. The county told him it was a private issue, but filled it with gravel. The gravel has since washed away. Requests the Overbrook or Stoneleigh storm drainage study be expanded to address this issue.