

MINUTES

Baltimore County Planning Board Meeting

February 18, 2016

Contents

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

Review of today's agenda

Minutes of the February 4th, 2016 meeting

Items for Discussion and Vote

1. Basic Services Maps

Other Business

2. Report on the February 11th, 2016 meeting of the Landmarks Preservation Commission
3. Recent County Council legislation of interest to the Board
 - a. Bill 3-16 – C.T. District of Towson

Item for Public Hearing

1. Basic Services Maps

Appendices

Appendix A Tentative Agenda

Appendix B Minutes

Appendix C Basic Services

Appendix D Landmarks

Appendix E Legislation

Appendix F Adjournment

Minutes

February 18, 2016

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

Chairman Phillips called the meeting to order at 4:45 p.m. The following members were:

Present

Mr. Scott Phillips
Mr. Scott Jenkins
Mr. Mark Schlossberg
Ms. Christina Berzins
Dr. Chris Haffer
Ms. Nancy Hafford
Mr. Jon Herbst
Mr. Wayne McGinnis
Ms. Cathy Wolfson
Mr. Jeffrey Gordon
Ms. Lori Graf
Mr. Rick Yaffe

Absent

Mr. Howard Perlow
Mr. Todd Warren
Ms. Michelle Lipkowitz

County staff present included: Andrea Van Arsdale, Matt Diana, Lloyd Moxley and Dave Thomas.

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 4th, 2016 meetings

There were no changes to the minutes from the February 4th, 2016 meeting. Chairman Phillips called for a motion to accept the minutes from the February 4th, 2016 meeting. Mr. Schlossberg made the motion and Mr. Gordon seconded the motion, which passed unanimously at 4:47 p.m. Absent were Messrs. Perlow and Warren as well as Ms. Lipkowitz.

Item for Discussion and Vote

1. Basic Services Maps

Before the Planning Board voted on the Basic Services Maps, there were several questions from the Board members. Dr. Haffer asked about what is happening on the sewer map at Richlyn Manor and what is the plan for remediation at the 'E' and 'F' intersections on the traffic map. Mr. Thomas replied that Richlyn Manor has been a deficiency on the sewer map for many years. This past year remedial action began on the failing pipelines. The pipelines are being lined with a special material that is cured with

ultra-violet light. The first leg has been completed and if all goes as planned Richlyn Manor will be removed as a deficiency from sewer map in the not too distant future. Regarding the 'E' and 'F' intersections, Mr. Thomas noted that there is not much that can be done, and the cause of many of the failures is traffic on the beltway. Ms. Van Arsdale also noted that most of the traffic deficient areas are under Maryland State Highways jurisdiction, and subject to their budget.

Mr. Jenkins wanted to clarify that the Planning Board's role when it comes to the Basic Services Maps is merely advisory, and that the Council can vote on and change what the Board recommends. Mr. Thomas stated that is correct, it is ultimately the Council's decision. Mr. Jenkins also asked about the role of the Commercial Revitalization Districts (CRD) when it comes to the Basic Services Maps, specifically regarding failing traffic sheds. Mr. Jenkins pointed to the example of York Rd. and Burke Ave., noting that that part of the traffic shed is exempt from the Basic Services regulations. Mr. Jenkins wondered if the Department of Public Works (DPW) would know what that traffic shed would look like if the map was complete and did not have the CRD removed from it. Mr. Thomas stated yes, DPW would know what that shed would look like. Mr. Jenkins then asked if the Council could further look at CRD areas being exempt. Ms. Van Arsdale stated that the purpose of the maps is to let people understand what is going on. If the traffic shed is in an exempt area, do not pretend that it is anything other than exempt. Ms. Van Arsdale continued, stating that some members of the community do not want development to occur in a particular area, specifically regarding two projects, one at 101 York Road and the other at the American Legion site. The purpose of the maps is to show that an area is exempt, not to show that things could potentially be one thing or the other. Ms. Van Arsdale also noted that many of the failing intersections are in older commercial areas, and they hold up development that has nothing to do with the traffic that is occurring at the intersection. Why stop the revitalization of the older commercial districts? Ms. Van Arsdale concluded by stating that the County is trying to be honest and transparent by clearly defining the areas that are affected by the Basic Services and the areas that are exempt.

Mr. Jenkins stated that he agreed with Ms. Van Arsdale, but wondered if the Council could do a better job of explaining it to the community.

Chairman Phillips called for a motion to adopt the 2016 Basic Services Maps. Ms. Berzins made a motion to recommend adoption of the 2016 Basic Services Maps. Mr. Herbst seconded the motion, which passed unanimously at 4:55 p.m. Absent were Messrs. Perlow and Warren as well as Ms. Lipkowitz.

Other Business

2. Report from the February 11th, 2016 meeting of the Landmarks Preservation Commission.

Mr. Yaffe gave a report from the February 11th, 2016 meeting of the Landmarks Preservation Commission. The LPC voted to issue two Certificates of Appropriateness to the following properties: The Trueth House/Hynes House at 318 Oella Avenue and the MIG-5 LLC property at 1530 South Rolling Road.

The LPC also placed the following property on the Preliminary Landmarks List following a public hearing: "Melrose Farm" (House, Stone Shed) and Setting at 29 Ashland Road, County Council District 3. Mr. Yaffe noted that it was not a unanimous decision. The house had previously been up for nomination but did not receive it, and now three years later the house has been nominated again.

Also, a house in Sudbrook Park was required to change from vinyl windows to wood windows. The LPC voted to allow the applicant another six months before bringing the issue to code enforcement.

3. Recent County Council legislation of interest to the Board

Mr. Diana gave a report on the recent County Council legislation. There was one piece of legislation highlighted for the Board members. It was:

- a. Bill 3-16 – C.T. District of Towson

Adjournment of Board Meeting

Chairman Phillips called for a motion to adjourn the Board meeting. Mr. McGinnis made the motion and Mr. Yaffe seconded the motion, which passed unanimously at 4:59 p.m. Absent were Messrs. Perlow and Warren as well as Ms. Lipkowitz.