

MINUTES

Baltimore County Planning Board Meeting

September 1, 2016

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Note: *A copy of the appendices is located in the official Planning Board file.*

Minutes
September 1, 2016

Call to Order, Introduction of Board Members

Chairman Phillips called the meeting to order at 4:08 p.m. The following members were:

Present

Mr. N. Scott Phillips
Ms. Cathy Wolfson
Mr. Mark Schlossberg
Mr. Wayne McGinnis
Ms. Nancy Hafford
Mr. Todd Warren
Mr. Scott Jenkins
Mr. Howard Perlow
Mr. Rick Yaffe
Ms. Christina Berzins
Ms. Lori Graf

Absent

Mr. Jeffrey Gordon
Mr. Jon Herbst
Ms. Michelle Lipkowitz
Dr. Chris Haffer

County staff present included Jeff Mayhew, Lloyd Moxley, Jeff DelMonico, Kathy Schlabach, Kui Zhou, and Janice Graves from the Department of Planning. Dave Thomas, Steve Walsh and Keith Link from the Department of Public Works were also present. Mr. Warren arrived at 4:22 p.m.

Review of Today's Agenda

Chairman Phillips asked if there were any changes to the tentative agenda. Staff stated that the department received a letter dated August 31, 2016 requesting the Hilltop Residential, LLC Property URDL Revision be withdrawn. Mr. DelMonico also asked the board to take notice of five letters which oppose the URDL Revision and indicated that no Landmarks Preservation Commission meeting took place since the Planning Board last met in July.

Minutes of the July 21, 2016 Meeting

The Chairman asked if any changes had been made to the minutes from the July 21, 2016 meeting. Mr. DelMonico indicated that no changes were made to the minutes. Chairman Phillips called for a motion to accept the minutes from the July 21, 2016 meeting. Ms. Berzins made the motion and Ms. Hafford seconded the motion, which passed unanimously at 4:11 p.m. Absent were Mr. Gordon, Mr. Herbst, Dr. Haffer and Ms. Lipkowitz.

Items for Introduction

1. Resolution 45-16 – Planning Board and Department of Public Works – Neighborhood Traffic Management Program

Mr. Walsh, director of Public Works, began by introducing Mr. Link to the Planning Board and described the work that Mr. Link and the Department of Public Works (DPW) are doing. Mr. Link said that there has been overwhelming support from the community for this program. The Board asked why dead-end streets were not included and how a road is put into consideration. Mr. Link replied by saying that this program is for commuter traffic which needs to meet certain requirements in order to be included and provided details on the procedures for including a road in the traffic management program. Ms. Berzins inquired about the annual capital budget for these programs. Mr. Link stated that \$400,000 is budgeted per year while the average individual traffic calming project costs around \$28,000. Ms. Berzins made the motion to set a public hearing for the Neighborhood Traffic Management Program on September 15, 2016 at 5 p.m. and Ms. Wolfson seconded the motion, which passed unanimously at 4:19 p.m. Absent were Mr. Gordon, Mr. Herbst, Dr. Haffer and Ms. Lipkowitz.

Items for Vote

1. Water and Sewerage Plan Amendment Cycle 34

In response to a question from the Planning Board made at the last meeting, Mr. Mayhew explained how the URDL relates with water and sewer. The URDL was established in 1967 and in 2003, using the geographic information system (GIS), the county began updating the URDL boundary with more accuracy. Since then, there have been five changes to the URDL that have increased the urban area and two changes that have decreased the urban area. The last URDL request was in 2013 at Berrymans Lane and Oheb Shalom cemetery. The Planning Board did not vote to adjust the URDL. Mr. Phillips then confirmed with Mr. Mayhew that the Board would be voting on both Water and Sewerage Plan Amendments separately. Ms. Berzins made the motion to adopt the 16-01 amendment and Mr. Warren seconded the motion, which passed at 4:24 p.m. with Mr. Jenkins abstaining. Absent were Mr. Gordon, Mr. Herbst, Dr. Haffer and Ms. Lipkowitz. Ms. Berzins made the motion to adopt the 16-02 amendment and Mr. Warren seconded the motion, which passed unanimously at 4:25 p.m. Absent were Mr. Gordon, Mr. Herbst, Dr. Haffer and Ms. Lipkowitz.

Other Business

1. Recent County Council Legislation of Interest to the Board.

a. Res. 80-16 – Planned Unit Development – The Villages of White Marsh

Mr. DelMonico gave a general overview of The Villages of White Marsh Planned Unit Development (PUD). This resolution approves the review of a 110 acre site located on the south side of White Marsh Boulevard, west of Perry Hall Boulevard, in the White Marsh area of the 5th Councilmanic District, to be developed as a general development planned unit development (PUD). The applicant, Village Development Group, proposes to develop the site with a maximum 844 unit residential community to be known as The Villages of White Marsh, comprised of single-family detached and attached townhome dwellings. Condominium/apartment units and possibly senior housing is also planned. The applicant proposes as a capital improvement benefit a dedication of 20 acres, more or less, for public use and parkland to connect to the onsite designated recreational greenway.

b. Bill 49-16 – Downtown Towson Overlay District

Bill 49-16 established the Downtown Towson District repealing provisions relating to the C.T. District of Towson. The underlying zoning will remain in place and govern land use. All properties contained within the boundaries of the Downtown Towson District will be exempt from traditional prescriptive zoning regulations that govern setbacks, floor area ratio, or parking but will instead be guided by and reviewed by the County's Design Review Panel who will analyze projects against a set of established design guidelines and ultimately make a recommendation to the hearing officer. Mr. Perlow requested that in a future meeting, the Planning Board provide a one-page synopsis on the Downtown Towson Overlay District. Mr. Mayhew agreed and Mr. Phillips supported this idea.

Mr. Phillips asked that staff put together a statistical report on how many CZMP issues the County Council accepted from Planning Board recommendations and how many with which the Council differed. Mr. Mayhew was able to provide a quick summary of those numbers for the Board. There was a total of 515 issues voted on during CZMP 2016, of that total, the Council accepted 153 of the Board's recommendations. This would mean that the Council differed on 362 issues from the Board with 203 issues being associated with the application of the Neighborhood Commons (NC) zoning. Mr. Phillips reminded the Board that the members voted not to accept the NC district which would account for a large portion of the deviation from County Council votes. Besides the NC issues, there were 159 votes, about 30 percent of the total number of issues, with which the County Council did not accept the Planning Board's recommendations. Ms. Wolfson asked about the amount of issues that would trigger an amendment to the water and sewer plan through the cycle process. Mr. Phillips stated that as staff begins finalizing the CZMP process, any questions on these figures can be revisited. Mr. Mayhew explained that the Council's list of decisions is provided on the Council's webpage and that staff is in the process of formatting that information for the public. The Board engaged in further discussion regarding the final results of the 2016 CZMP process and expressed ideas as to how to improve the interactions between it and the County Council during the CZMP process. Mr. Phillips stated that, upon compilation and analysis of comparing the Board's recommendations to the Council's, he would like to further discuss ways to communicate with Council during CZMP with the County Executive and Department of Planning.

Adjournment of the Meeting

Ms. Hafford made the motion to adjourn the meeting and Ms. Wolfson seconded the motion, which passed unanimously at 4:47 p.m. Absent were Mr. Gordon, Mr. Herbst, Dr. Haffer and Ms. Lipkowitz.