

MINUTES

Baltimore County Planning Board Meeting

September 15, 2016

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

Minutes
September 15, 2016

Call to Order, Introduction of Board Members

Chairman Phillips called the meeting to order at 4:31 p.m. The following members were:

Present

Mr. N. Scott Phillips
Ms. Cathy Wolfson
Mr. Mark Schlossberg
Dr. Chris Haffer
Mr. Jon Herbst
Mr. Todd Warren
Mr. Scott Jenkins
Mr. Rick Yaffe
Ms. Lori Graf

Absent

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

County staff present included Jeff Mayhew, Lloyd Moxley, Jeff DelMonico, Kathy Schlabach, Brett Williams and Janice Graves from the Department of Planning. Steve Walsh, Greg Carski and Keith Link from the Department of Public Works were also present. Mr. Warren arrived at 4:37 p.m.

Review of Today's Agenda

Chairman Phillips asked if there were any changes to the tentative agenda. Staff stated that there was an addition to the legislation.

Minutes of the September 1, 2016 Meeting

The Chairman asked if any changes had been made to the minutes from the September 1, 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 September 1, 2016 meeting. Mr. Schlossberg made the motion and Ms. Wolfson seconded the motion, which passed unanimously at 4:33 p.m. Absent were Mr. Gordon, Mr. McGinnis, Ms. Hafford, Ms. Berzins, Mr. Perlow and Ms. Lipkowitz. Mr. Warren arrived late and was not able to vote.

Items for Introduction

1. The Fields at Worthington, PAI 04-749 / Zoning Case 2017-0066-SPH

Mr. Brett Williams apprised the Planning Board on the Fields at Worthington development project. He indicated that this is a major subdivision development in Growth Tier III. Mr. Williams notified the Board that the Land Use Article Section 5-104(e)(2) of the Maryland Annotated Code authorizes this Board to review major sub-divisions served by on-site septic systems and requires it to come to a resolution as to the appropriateness of the development when considered within the scope of review established in the Land Use article. This development plan is for 9 single family detached dwellings on a 23.8 acre tract

composed of 15.8 acres zoned R.C. 5 and 8 acres zoned R.C. 4. The property is the site of the Worthington Valley Racquet Club, now abandoned. There is a riparian feature along the southern tract boundary. Ms. Wolfson asked how much of the property is in Tier IV. Mr. Moxley answered that the concept plan has the acreage shown by zone and that information can be provided. Ms. Wolfson made the motion to set a public hearing for the Fields at Worthington on October 6, 2016 at 5 p.m. and Ms. Graf seconded the motion, which passed unanimously at 4:41 p.m. Absent were Mr. Gordon, Mr. McGinnis, Ms. Hafford, Ms. Berzins, Mr. Perlow and Ms. Lipkowitz

Other Business

2. Report from the September 8th, 2016 meeting of the Landmarks Preservation Commission

Mr. Yaffe shared with the Board that there were nine certificates of appropriateness made at the Landmarks Preservation Commission meeting.

3. Recent County Council Legislation of Interest to the Board

a. Resolution 87-16 - Local Open Space Waiver Fees

Mr. DelMonico summarized Resolution 87-16 for the Board. This resolution amends certain Local Open Space Waiver fees by allowing an applicant for development plan approval to pay a fee to the Local Open Space Revenue Account instead of dedicating a certain portion of land. The Local Open Space Waiver fee was established in March 2000 as a reasonably proportionate offset for the cost to the County to acquire alternate recreational land. The legislation establishes a local open space waiver fee for the Downtown Towson District and removes the B.M. – C.T. fee in Towson. This resolution took effect from the date of its passage by the County Council on August 1st, 2016.

b. Bill 53-16 - Zoning Regulations – Business, Major (B.M.) Zone Regulations

Bill 53-16 amends Section 235C of the Baltimore County Zoning Regulations. Special regulations for Business Major (B.M.) zoned lots within 750 feet of a Resource Conservation (R.C.) zone apply under certain conditions. This Bill adds exceptions for lots in a Commercial, Community Core (C.C.C.) District within Bare Hills Village in the Ruxton, Riderwood, and Lake Roland area.

c. Bills 54-16 to 60-16 – Comprehensive Zoning Map Adoptions – All Councilmanic Districts

Bills 54-16 through 60-16 adopt the zoning maps from the official 2016 Comprehensive Zoning Map Process (CZMP) for all councilmanic districts. The County Council voted on the maps on August 30th.

Mr. Phillips followed up by asking about the local open space waiver fees and how this bill changes what was previously in place. Mr. Mayhew replied that the Council originally referenced the local open space waiver fees with the B.M.-C.T. District of Towson. However, with the adoption of the Downtown Towson (D.T.) District, there was no longer a B.M.-C.T. of Towson. This resolution replaces the fee from the B.M.-C.T. of Towson to the B.M.-D.T. of Towson. Mr. Schlossberg further inquired about Bill 53-16. Mr. Mayhew responded by citing a CZMP issue on the east side of Falls Road where the applicant was asking for the B.M.-C.C.C. to do a mixed use development near Robert E. Lee Park. Some of that park is zoned R.C. 7 which, by proximity, would influence that proposal. This bill addresses this and other sites to ensure that the presence of the R.C. zones do not adversely influence otherwise viable proposals.

Adjournment of the Meeting

Ms. Wolfson made the motion to adjourn the meeting and Ms. Graf seconded the motion, which passed unanimously at 4:47 p.m. Absent were Mr. Gordon, Mr. McGinnis, Ms. Hafford, Ms. Berzins, Mr. Perlow and Ms. Lipkowitz

**Public Hearing
by the
Baltimore County Planning Board**

Call to Order, Introduction of Board Members, and Remarks on Procedure by Chairman

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

Mr. Link presented the details of the Neighborhood Traffic Management Program to the Board. The criteria for how a road is considered for this program was addressed including how a citizen could apply for a road study. Mr. Link stressed the importance of community input to the program and made recommendations on changes the Department of Public Works (DPW) is making to improve the application forms. Mr. Link showed many examples of how traffic management has been implemented within communities and how DPW selects the best solution for a given area based on different types of data. DPW is now looking to consider streets outside of the URDL as some rural communities have similar traffic conditions as urban communities. DPW is also recommending no longer applying the federal highway classifications as a prerequisite for conducting a traffic study. Mr. Haffer asked why the federal road designations are outdated. Mr. Link responded that DPW finds expanding volumes on many roads having disqualifying federal designations as the map is only updated once every ten years. Mr. Jenkins asked about the impact on emergency vehicles. Mr. Link said that the impact is about two seconds per speed bump and that the impact is very minimal. Mr. Yaffe wanted to know if the public will learn how the program keeps score on the studies. Mr. Link indicated that there will be an effort to keep citizens informed on the process of the program and how it manages it studies. He added that DPW has expertise in analyzing the data to ensure that program implementation is warranted. There were no speakers that signed up for the public hearing.

Adjournment of Public Hearing

The Public Hearing adjourned at 5:35 p.m.
