

**MINUTES**

**Baltimore County Planning Board Meeting**

**February 2, 2017**

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

Minutes  
February 2, 2017

**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. Christina Berzins  
Mr. Rick Yaffe  
Ms. Nancy Hafford  
Mr. Todd Warren  
Mr. Scott Jenkins  
Mr. Jon Herbst  
Mr. Howard Perlow  
Mr. Wayne McGinnis  
Dr. Chris Haffer  
Ms. Cathy Wolfson  
Mr. Mark Schlossberg

**Absent**

Mr. Jeffrey Gordon  
Ms. Lori Graf  
Ms. Michelle Lipkowitz

County staff present included Andrea Van Arsdale, Jeff Mayhew, Lloyd Moxley, Jeff DelMonico, Josephine Visuvasa Selvakumar, Brett Williams, and Janice Graves from the Department of Planning.

**Review of Today's Agenda**

Mr. Phillips asked staff if any changes were made to the agenda. Mr. DelMonico confirmed that no changes were made to the agenda after being sent to each Board Member the week prior.

**Minutes of the January 19, 2017 meeting**

Chairman Phillips asked the Planning Board members if they had any questions regarding the minutes from the January 19<sup>th</sup>, 2017 meeting. No questions were posed and the Chair entertained a motion to accept the draft minutes. Mr. Warren made the motion and Mr. Herbst seconded the motion, which passed unanimously at 4:33 p.m. Absent were Ms. Lipkowitz, Ms. Graf, and Mr. Gordon.

**Discussion and Vote**

**1. Ballard Green Planned Unit Development, Involvement of a Historic Structure\*\***

Chairman Phillips welcomed Ms. Jenifer Nugent to speak before the Planning Board. Ms. Nugent gave a brief review of the Ballard Green PUD that was introduced to the Board at its last meeting. Ms. Nugent reminded the Board that this PUD involves a structure on the Baltimore County Final Landmarks List and went before the Landmarks Preservation Commission (LPC). Ms. Nugent noted that the recommendation from the LPC was provided in the Boards binders and that the Planning Board will now be submitting its recommendation to the Hearing Officer. The LPC suggested a different layout for the Planned Unit Development (PUD) and this Board will need to determine if it is in agreeance with those comments. The LPC recommendation is not binding on this matter. No questions were made towards Ms. Nugent and there were no speakers that signed in.

Ms. Wolfson commented that with Master Plan 2030 coming up, the Board should look hard at how the Master Plan 2020 describes “walkability”. Ms. Wolfson mentioned that this development had originally promoted work, shop and livability within the same complex, but indicated that realistically this has not been the case. Mr. Yaffe, whom also sits on the LPC, shared the views of the Landmarks Preservation Commission which indicated concerns about three additional parking lots in the distance. Mr. Yaffe wanted to clarify that this site was compromised “way back when” and that this site does not have a historic environmental setting. This would mean that only the house itself should be the looked at. Mr. Yaffe stated that the LPC wants to make sure that the owners of the historic Plinlimmon Farm know the responsibilities that is bestowed on them for having a property that is on the Final Landmarks List. Mr. Yaffe also shared that he believes that the new design of this plan is an improvement over the previous proposal. Mr. Perlow indicated that he spoke with Councilman Jones who said that the Councilman was in favor of the changes made.

Mr. Mayhew, Deputy Director of Planning, informed the Board that the suggested motion prepared by staff included references from the LPC recommendation. If it is not the intent of the Board to include those recommendations, a consensus on a new motion statement should be determined. The Board discussed amongst themselves and crafted a new motion.

Ms. Berzins made the motion, be it moved that the Baltimore County Planning Board, based on the Department of Planning’s Staff Report and consideration by the Board, concludes that the development “involves” a historic structure. The landscape buffers, walls and grading separating the proposed development effectively preserves the historic resources. Furthermore, the Board recommends that the plan submitted to the Planning Board on January 19, 2017 by the developer, Beazer Homes, be approved by the Planning Board and move forward. Mr. Yaffe seconded the motion, which passed at 4:41 p.m. Absent were Ms. Lipkowitz, Ms. Graf and Mr. Gordon.

### **Other Business**

#### **2. Recent County Council Legislation of Interest to the Board**

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

- d. Bill 97-16 – Zoning Regulation – Vehicles for People with Disabilities
- e. Res. 139-16 – PUD – Victoria Crossing
- f. Res. 7-17 – Amendments to the Baltimore County Water Supply and Sewerage Plan

### **Adjournment of the Board Meeting**

Chairman Phillips called for a motion to adjourn the Board meeting. Ms. Berzins made the motion and Mr. Jenkins seconded the motion, which passed unanimously at 4:43 p.m. Absent were Ms. Lipkowitz, Ms. Graf and Mr. Gordon.

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

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

**Items for Public Hearing**

**1. Basic Services\*\***

Mr. Phillips began by acknowledging that Councilman David Marks and Jonathan Swartz were present. Mr. Phillips then introduced Mr. Dave Thomas, Department of Public Works, to provide a review of the Basic Services Maps introduced at the January 19, 2017 meeting. Mr. Thomas began by addressing questions raised by the Board at the previous meeting. Starting with Richlyn Manor, an area that has been considered deficient for 25 years, Mr. Thomas believed it would be important to provide the Board with information as to why it has taken this long to address. All of the sewer mains in the residential region, which is mapped as a deficient area, have been sealed and fixed. The stretch of sewer lines that are still problematic are within a stream valley that flows into the Gunpowder River. The sewer main was built in 1960 and is about 15 feet underneath the stream. It is made of vitrified clay pipe (terracotta), this type of pipe only has 4 foot sections which requires more joints than other pipes. After 50 years of shifting around underground, something is happening which is allowing leakage. It is located on a 15 foot wide easement in Gunpowder State Park but the County is not allowed to work outside of that easement which is largely covered by trees. The County now has a contractor that can walk into the sewer man holes with their equipment and put in an ultraviolet cured liner to seal the leaks. Mr. Thomas stated that this would be the last section of the deficient area that needs fixing which could be completed sometime this year. The treatment plant operator told the County that whenever there is rainy weather, the creek will fill and the flow into the treatment plant can double or triple.

Mr. Thomas then directed the Boards attention to the transportation map where a Board Member had previously asked about the history of the intersection at Joppa and Loch Raven. As of the 2017 maps, it is no longer failing because it has moved from a level of service F to a level of service D. This is the first time in 10 years that this intersection has not been considered failing. The final question Mr. Thomas wanted to address was regarding the intersection of Honeygo Boulevard and White Marsh Boulevard. The Board Member's question rested on the notion that it can take up to 15 or 20 minutes for a driver to get from I-95 to Honeygo Boulevard. Mr. Thomas asked Greg Carski, Department of Public Works, about this subject who indicated that he had reached out to the State Highway Administration of Maryland (SHA) for updates. SHA currently has a project under design to make improvements in that area as there is a large traffic volume. At this point, the project is only funded for the design work and not for construction. The final question was about plans for adding more thoroughfares within the County to relieve traffic congestion. Owings Mills Boulevard was completed while the Campbell Boulevard project is currently ongoing.

Mr. Schlossberg asked Mr. Thomas about the recent news on Gwenbrook Avenue Bridge which was found to have structural concerns. Mr. Thomas indicated that he did not have additional information to provide on that report at the time. Ms. Wolfson shared that a request was put out for a bid on that matter. Mr. McGinnis made mention of the hardship caused to the people who live on roads where bridges are closed and asked why a temporary solution is not done to limit the traffic disturbance on the residents. Mr. Thomas stated that he could look into the specifics of those instances if Mr. McGinnis requested. Mr. Warren asked if there is a way to request for a comprehensive traffic plan be done. Mr. Mayhew responded by stating that when the Department of Planning updates the Master Plan, there would be a transportation component within it which analyzes both the basic services transportation map and future

land use growth areas to see how they match up. The transportation priorities would then be established from the results of that study. Mr. Jenkins wanted to go on record as thanking Mr. Thomas for providing follow up answers to previous questions from the Board and was encouraged that the County is addressing the traffic concerns brought up during the meetings. Ms. Berzins shared her appreciation for Mr. Thomas' ability to answer their questions and remember such detailed aspects of many projects happening all throughout the County with enthusiasm. Mr. Thomas then reminded the Board that action on the Basic Services is necessary by the end of February. No speakers were signed up to speak at the public hearing.

**Adjournment of Public Hearing**

Chairman Phillips called for a motion to adjourn the public hearing. Ms. Hafford made the motion and Ms. Wolfson seconded the motion, which passed unanimously at 5:15 p.m. Absent were Ms. Lipkowitz, Ms. Graf, Mr. Perlow and Mr. Gordon.

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