

MINUTES

Baltimore County Planning Board Meeting

June 15, 2017

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Appendix A Cycle 35 Water & Sewerage Plan Staff Report

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

Minutes
June 15, 2017

Call to Order, Introduction of Board Members

Chairman Phillips called the meeting to order at 4:09 p.m. The following members were:

<u>Present</u>	<u>Absent</u>
1. Mr. N. Scott Phillips	1. Mr. Jeffrey Gordon
2. Ms. Christina Berzins	2. Ms. Michelle Lipkowitz
3. Mr. Scott Jenkins	3. Dr. Chris Haffer
4. Mr. Rick Yaffe	4. Ms. Lori Graf
5. Ms. Nancy Hafford	5. Mr. Mark Schlossberg
6. Mr. Todd Warren	6. Mr. Jon Herbst
7. Ms. Cathy Wolfson	
8. Mr. Wayne McGinnis	
9. Mr. Howard Perlow	

County staff present included Andrea Van Arsdale, Jeff Mayhew, Kathy Schlabach, Lloyd Moxley, Jeff DelMonico, Monica Grinnage, Tamika Witherspoon and Marcia Williams from the Department of Planning. Mr. Warren arrived at 4:53 p.m.

Review of Today's Agenda

Chairman Phillips asked staff if any changes were made to the agenda. Mr. DelMonico notified the Board that Bill 20-17 was added under legislation of Interest.

Minutes of the June 1, 2017 Meeting

Chairman Phillips asked the Planning Board members if they had any questions regarding the minutes from the June 1st, 2017 meeting. No questions were posed and the Chair entertained a motion to accept the draft minutes. Ms. Wolfson made the motion and Ms. Hafford seconded the motion, which passed unanimously at 4:12 p.m. Absent for the vote were Mr. Schlossberg, Mr. Herbst, Mr. Gordon, Ms. Lipkowitz, Ms. Graf, Mr. Warren, and Dr. Haffer.

Item for Vote

4. Baltimore County Open Space Manual Revision

Chairman Phillips moved agenda item number four to begin the meeting with no objections. The Chairman explained that Ms. Schlabach presented the Open Space Manual revision to the Board on May 4, 2017 and a public hearing was held on June 1, 2017. The Chairman asked if there were any questions for Ms. Schlabach concerning these revisions.

Mr. Yaffe asked if there were any changes since the public hearing. Ms. Schlabach indicated that no action was taken to the manual since the last meeting.

Ms. Wolfson expressed her support for the statement by Mr. Vince Gardina, Director for the Department of Environmental Protection and Sustainability (EPS). During the public hearing, Mr. Gardina explained how aspects of the Bill are contrary to the goal of the EPS. Ms. Wolfson concurred with Director Gardina's written comments recommending they be addressed.

Chairman Phillips explained that the role of the Board is to codify the legislation as passed. After the public hearing, it was clear that there were challenges for EPS based on Mr. Gardina's speech. Citing the challenges mentioned at the public hearing, the Chairman indicated that the Board should refer Director Gardina's letter to the Council for consideration.

The Chairman called for a motion to accept the revision. Ms. Berzins made the motion to approve the Baltimore County Open Space Manual revision with a recommendation that the Council reconsider the legislation within the context of Director Gardina's letter. Ms. Wolfson seconded the motion. Mr. Yaffe and Ms. Wolfson opposed the motion while the rest of the Board supported the motion which was passed at 4:17 p.m. Absent for the vote were Mr. Schlossberg, Mr. Herbst, Mr. Gordon, Ms. Lipkowitz, Ms. Graf, Mr. Warren, and Dr. Haffer.

Item for Presentation

1. Lead Safe Baltimore County

Chairman Phillips introduced Ms. Tamika Witherspoon from the Department of Planning to present the Lead Safe program to the Board. This program uses grant money from U.S. Department of Housing and Urban Development (HUD) to protect families from lead exposure in older homes. Ms. Witherspoon explained Baltimore County's efforts in addressing this problem and showcased a video that illuminates the effect the program is having on residents. The Lead Safe program will test the lead levels inside a home and determine if it is unsafe for children under six years old to live in. The program will place families into hotels while the work on their home is being completed.

Ms. Berzins asked if this program could apply to both residential and commercial properties. Ms. Witherspoon explained that the Lead Safe program is only for residential homes.

Mr. Perlow inquired about the amount of money within the County that goes to this program. Ms. Marcia Williams from the Department of Planning explained that there is enough funding to address 40 single family dwellings. Mr. Perlow asked where the \$600,000 funding comes from. Ms. Williams stated that this money is provided by HUD. Mr. Perlow asked if there is any funding that could be provided by the State of Maryland. Ms. Monica Grinnage from the Department of Planning indicated that Maryland has a lead reduction program which runs separately from the County's program.

Chairman Phillips asked if there is an average minimum income requirement. Ms. Grinnage stated that the Department does look at household income and size, for one person it is about \$46,000. Mr. Perlow asked if the residents are required to pay back any of the funding for the work done. Ms. Grinnage explained that grant money does not require reimbursement.

Ms. Van Arsdale stated that the grant money will be coming to an end on July 31, 2017 and suggests that if the Board members know of a resident who needs remediation for their home to contact the Lead Safe program. Mr. McGinnis stated that many residents need training on managing lead dust to keep lead exposure low. Ms. Van Arsdale shares that concern and explained that the program does help to train recipients on the proper way to manage lead dust.

Mr. Perlow suggested that the Department reach out to the Maryland Builders Association to gain exposure for the program. Ms. Wolfson inquired about how the program is currently doing outreach. Ms.

Grinnage indicated that the program has been on a cable network, at outdoor events, PTA meetings and wherever kids are prominent.

Ms. Williams provided more examples of prominent on-going projects that Lead Safe is working on. Lyon Homes in Turner Station is a 1941 WWII housing complex. Lead Safe has committed approximately \$500,000 towards remediating 100 units within the complex. It is projected that families will be allowed to move in around August. Day Village was another project consisting of 200 units that underwent remediation. Turner Station has not seen as much rehab over the years compared to other parts of the County which is why there are large projects being undertaken. Chairman Phillips asked if this is CDBG or HOME funds. Ms. Williams confirmed that it is CDBG and LEAD funding from HUD.

Mr. Perlow also suggested that the Greater Baltimore Board of Realtors would also be a great organization for gaining more exposure. Ms. Williams agreed that realtors are a great way to spread word about the program. Ms. Berzins also suggested to email information to elementary school principals. Ms. Van Arsdale concurred and stated that certain neighborhoods are going to be receiving fliers to provide more information.

Items for Introduction

1. Cycle 35 Water Supply and Sewerage Master Plan Amendments
2. Water Supply and Sewerage Master Plan Triennial Review

Chairman Phillips called for Mr. Dave Thomas from the Department of Public Works to present the Cycle 35 Water Supply and Sewerage Master Plan Amendments along with the Water Supply and Sewerage Master Plan Triennial Review. Mr. Thomas began by reviewing the two amendment petitions from Cycle 35 with the Board. Issue 17-01 is concerning the Pearlstone Conference & Retreat Center. The petition is to increase well and septic discharge from 12,000 gallons per day to 28,500 gallons. In order to get the water appropriation permit from the Maryland Department of Environment (MDE), this change must be listed in the Master Plan.

Mr. Thomas explained that Issue 17-02 is for the Randallstown Animal Hospital. This animal hospital needs an ultra-violet disinfection done to its well for safe use. There is limited room on site for a septic system and this property is located in a “no planned service area”. A nearby church was regulated to provide public water and sewer to their property line but the hospital could not connect because of the “no planned service area” designation. Mr. Thomas stated that staff recommendations for both amendments are favorable.

Mr. Thomas presented the Water Supply and Sewerage Master Plan Triennial Review to the Board. Mr. Thomas explained that the report will mainly be revising data in flow tables and updating population projections to determine demand. At its essence, this review is about modernizing data usage tables for water and sewer. The plans purpose is to demonstrate to MDE that the County is not developing beyond the ability for providing adequate service and is addressing areas outside of the Urban Rural Demarcation Line (URDL) that are on private well and septic. Mr. Thomas requested the Planning Board to set a public hearing on July 20th, 2017 for both the Cycle 35 Water Supply and Sewerage Master Plan Amendments and the Water Supply and Sewerage Master Plan Triennial Review. There were no questions raised by the Board for Mr. Thomas.

The Chairman called for a motion to set a public hearing. Ms. Berzins made the motion to set a public hearing for the Cycle 35 Water Supply and Sewerage Master Plan Amendments on July 20, 2017 at 5 pm.

Ms. Wolfson seconded the motion which was passed unanimously at 4:47 p.m. Absent for the vote were Mr. Schlossberg, Mr. Herbst, Mr. Gordon, Ms. Lipkowitz, Ms. Graf, Mr. Warren, and Dr. Haffer.

The Chairman called for a motion to set a public hearing. Ms. Berzins made the motion to set a public hearing for the Water Supply and Sewerage Master Plan Triennial Review on July 20, 2017 at 5 pm. Mr. McGinnis seconded the motion which was passed unanimously at 4:48 p.m. Absent for the vote were Mr. Schlossberg, Mr. Herbst, Mr. Gordon, Ms. Lipkowitz, Ms. Graf, Mr. Warren, and Dr. Haffer.

Mr. Perlow requested that Mr. Thomas provide the Board with an understanding of where future changes to water and sewer could potentially happen. He made reference to past examples of properties that needed public water which were outside of the URDL and wanted examples of where these conditions might arise in the future. Mr. Thomas showed Mr. Perlow the index map within the report to provide reference of the County's information on future changes that could occur around the URDL. Mr. Perlow stated his interest in understanding what is estimated for water and sewer plans in the County outside of the three year plan. Mr. Thomas shared that there are capital improvement program budget tables that project as far as 2045. Mr. Perlow stated that the Planning Board oversees the metropolitan district within the County. This duty makes it important for the Board to fully understand how the County is planning for future trends. Mr. Perlow would like the Department of Public Works to provide a summary of foreseeable water and sewer trends. Mr. Thomas confirmed that the report should speak to those trends.

Other Business

5. Report from the June 8th, 2017 meeting of the Landmarks Preservation Commission

Mr. Yaffe reported that on June 8th, 2017 the LPC voted to issue 9 Certificates of Appropriateness (COA) and 1 Notice to Proceed (NTP).

6. Recent County Council Legislation of Interest to the Board

Mr. DelMonico gave a report on the recent County Council legislation. These are listed below.

- a. Bill 20-17 Final Historical Landmarks List
- b. Bill 21-17 Zoning Regulations – Medical Cannabis
- c. Bill 23-17 Zoning Regulations – Licensed Arborist
- d. Bill 31-17 Zoning Regulations – R-O-A Zones

Mr. Jenkins thanked the Planning Board and staff for their efforts in supporting him and the County. Mr. Jenkins recollected on his time with the Board and expressed his gratitude for the cordial relationships that have been developed over the years. Chairman Phillips thanks Mr. Jenkins for his service to the County.

Adjournment of the Board Meeting

Chairman Phillips called for a motion to adjourn the Board meeting. Mr. Jenkins made the motion and Ms. Hafford seconded the motion, which passed unanimously at 4:58 p.m. Absent for the vote were Mr. Schlossberg, Mr. Herbst, Mr. Gordon, Ms. Lipkowitz, Ms. Graf and Dr. Haffer.