

Approved By Planning Board on 7/20/17

**MINUTES**

**Baltimore County Planning Board Meeting**

**July 6, 2017**

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

**Minutes**  
July 6, 2017

**Call to Order, Introduction of Board Members**

Chairman Phillips called the meeting to order at 4:06 p.m. The following members were:

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

County staff present included Jeff Mayhew, Kathy Schlabach, Lloyd Moxley, and Jeff DelMonico from the Department of Planning. Mr. Warren arrived at 4:09 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 the title of the presentation for this evening's agenda was changed from "Castanea" to "Castanea Phase 1, 2, & 3".

**Minutes of the June 15, 2017 Meeting**

Chairman Phillips asked the Planning Board members if they had any questions regarding the minutes from the June 15<sup>th</sup>, 2017 meeting. No questions were posed and the Chair entertained a motion to accept the draft minutes. Mr. Phillips made the motion and Ms. Hafford seconded the motion, which passed unanimously at 4:08 p.m. Absent for the vote were Ms. Berzins, Mr. Warren, Ms. Wolfson, Ms. Lipkowitz, and Mr. McGinnis.

**Item for Introduction**

1. Castanea Phase 1, 2, & 3, PAI #: 8-886, Growth Tier III, Major Subdivision Review

Chairman Phillips called on Mr. Jeff DelMonico, associate planner from the Department of Planning, to present on the development plan known as "Castanea Phase 1, 2, & 3". Mr. DelMonico provided legislation from State and local entities that instruct the Board to review developments in a Growth Tier III area. The Board's role in reviewing this plan is limited solely to the environmental constraints of the development.

Mr. DelMonico clarified that an 8 lot development plan known as "Castanea" had been previously approved when the property was zoned R. C. 7 and is now vested. The "Castnea" plan associated with the

R.C. 7 zoning is not subject to the Board's review at this time. These eight single family dwellings are surrounded by the proposed subject development, "Castanea Phase 1, 2, & 3".

Mr. DelMonico explained that the "Castanea Phase 1, 2, & 3" development plan utilizes R.C. 5 zoning which is suitable for large lot residential development. The Master Plan 2020 also characterizes the area as rural residential which is intended for limited low-density growth only. The property is surrounded by similar single family dwellings. The property was formerly the Chestnut Ridge Golf Club which has been defunct since 2011.

Dr. Haffer asked if the homes adjacent to the development plan are existing homes. Mr. DelMonico confirmed that these are existing homes and that the plans proposal is consistent with the established land use pattern of the neighborhood.

Mr. Herbst asked where the eight single family dwellings are located in relation to the proposed development plan. Mr. DelMonico pointed out the eight lots located centrally within the plan which were approved under the name of "Castanea". Mr. Warren asked for confirmation of a parcel which was sold off from the property. Mr. DelMonico concurred and noted that the transfer of property was made for an internal separate lot to allocate more land for that resident. This separate property would not be included in the development.

Chairman Phillips called for a motion to set the public hearing and potential vote. Mr. Haffer made the motion and Mr. Schlossberg seconded the motion, which passed unanimously at 4:13 p.m. Absent for the vote were Ms. Berzins, Ms. Wolfson, Ms. Lipkowitz, and Mr. McGinnis.

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

Chairman Phillips called for a motion to adjourn the Board meeting. Mr. Herbst made the motion and Dr. Haffer seconded the motion, which passed unanimously at 4:14 p.m. Absent for the vote were Ms. Berzins, Ms. Wolfson, Ms. Lipkowitz, and Mr. McGinnis.