

MINUTES

Baltimore County Planning Board Meeting

January 18, 2018

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## **Appendices**

- Appendix A** Report on Public Water and Sewer Status
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***Note:*** *A copy of the appendices is located in the official Planning Board file.*

**Minutes**  
January 18, 2018

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

Chairman Phillips called the meeting to order at 4:04 p.m. The following members were:

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

County staff present included Andrea Van Arsdale, Jeff Mayhew, Lloyd Moxley, Jeff DelMonico, Jessie Bialek, Jen Nugent, Jen Meacham, and Kris Weaver from the Department of Planning. Dave Thomas, Tom Kiefer, Jeff Peluso, and Erin McKenna-Streytle from the Department of Public Works were also present.

**Review of Today's Agenda**

Chairman Phillips asked staff if any changes were made to the agenda. Mr. DelMonico indicated that no changes to the agenda were made.

**Minutes of the November 16, 2017 Meeting**

Chairman Phillips asked the Planning Board members if they had any questions regarding the minutes from the November 16<sup>th</sup>, 2017 meeting. No questions were raised by the Board members.

The Chair entertained a motion to accept the draft minutes. Mr. Warren made the motion and Ms. Wolfson seconded the motion, which passed unanimously at 4:06 p.m. Absent for the vote was Ms. Graf and Mr. Herbst.

**Presentation**

Chairman Phillips, on behalf of the entire Board, began by thanking the County Executive for the opportunity to serve the County. Chairman Phillips expressed his gratitude towards the Kamaentz Administration for its commitment to County schools and contributing to the broad growth of the County over the past eight years, noting this would be the last time the County Executive would appear before the Board. County Executive Kevin Kamanetz reciprocated the Chairman's words of appreciation by recognizing the dedicated volunteer work of the Board.

Mr. Kamanetz introduced the Board to the Capital Improvement Program process. Following County Council adoption of the County budget in May, a referendum with dollar amounts will be submitted for voter approval in November. The bond levels programmed for 2020 and 2022, are higher than the FY 2018 adopted CIP while 2024 will continue at an even higher level. The primary beneficiary of the bond funding will be Baltimore County Public Schools. The FY 2020 bonds will provide the remaining construction funding under the Schools for Our Future Program. These bonds will complete funding for five new elementary schools, four new elementary school additions, one new middle school, and an addition to Pine Grove Middle School. This investment will help to ease overcrowding and provide for an extra capacity of seats. The proposed FY 2020 budget will also include an increase of \$30 million to fund the planning and design of two new high schools. One new school high school will address the capacity issues at Towson High School while the other will address capacity issues in the central northeast corridor. In addition to funding for the planning and design programmed in FY 2020, \$110 million in high school construction bonds have been added to the FY 2022 and 2024 CIP's. \$55 million in each of those referenda will fund the County portion of the high schools. On average, one new high school costs approximately \$110 million.

When Executive Kamanetz took office, ninety schools had no central air conditioning. All of the schools will be outfitted with central air conditioning through either new school construction or improving the older buildings. This initiative was a historic expenditure on the part of the County but was a necessary solution. This \$1.3 billion investment cost the County \$2 for every \$1 provided from the State. The County had to forward fund \$266 million of the State's share to ensure success. The County will seek reimbursement from the State. The School Board approved the Patapsco renovation and the County Executive is optimistic that Lansdowne will be approved as well. These improvements cost almost \$50 million each. Hereford and Pikesville are examples of successful renovation projects to schools. The County Executive acknowledged the desire for a new Dulaney school but cautioned that the County cannot justify this expense as the capacity issues are not present. The School Board declined to vote on the renovation expenditures for Dulaney so the money was moved up to advance other projects. A high school study is being conducted now, Mr. Kamanetz predicted that this review will most likely indicate that more high school seats will be needed. Through bi-monthly meetings with interim superintendent White, the school construction program is going smoothly and efficiently. The Community College of Baltimore County (CCBC) will also receive increases in the bond referendum. This increase will be from \$15 million to \$20 million in FY 2022.

The bond referendum for FY 2020, 2022, and 2024 will be \$350 million, \$325.5 million, and \$325.5 million respectively. This is intended to keep the County debt levels within the debt affordability parameters and also allow the County to maintain the Triple-A bond rating from all three rating agencies. Baltimore County is one of only forty two counties across the country to have this rating. This allows for the County to borrow money with low interest rates which saves tax payer dollars.

Inquiries from the Planning Board included a discussion of recent expenditures from the Department of Recreation and Parks budget for the purchase of farming equipment to be used at the Baltimore County Agriculture Center. The Executive indicated the investment in the program would yield benefits to the County in terms of training and food production to be utilized through charitable organizations and County assistance programs.

The Executive was made aware of the need for a new senior center in the Woodlawn community. Executive Kamanetz acknowledged this need and spoke of many other items equally deserving of consideration but reinforced the fact that the budget has limited dollars and that adding at one place in the budget means subtracting elsewhere.

With an emphasis on new school construction, the Board sought assurance that in the future, there would be student capacity to fill them. Executive Kamanetz cited student capacity studies the County relies on for its projections that have historically been highly accurate.

The Board joined Executive Kamanetz in acknowledging the growth in Towson and the positive impacts that has had in attracting businesses and new facilities. Affordable housing was discussed highlighting the progress the County has made in this important area. The Executive responded to inquiries made on infrastructure programs in the second district and also the status of the Pikesville Armory.

Chairman Phillips agreed with the County Executive in acknowledging that money is not infinite. The Board is assembled to represent different perspectives and provide insight from various communities. The County Executive is elected to make tough decisions and do what is best for the County. While there will always be disagreements on certain decisions, it is appreciated that the Board's concerns are heard and taken into consideration.

### **Items for Introduction**

#### **1. Basic Services Maps**

Mr. Dave Thomas from the Department of Public Works presented the Basic Services Maps to the Planning Board. Mr. Thomas and his team indicated that there are no water deficient areas in the County shown on the 2018 Water Map.

No new traffic sheds are present on the 2018 Transportation Map. There were a total of two changes from last year. Goucher Boulevard and Putty Hill Avenue went from a service level E to a D, Baltimore National Pike and Rolling Road slipped from a service level D to F. This result was not surprising as previous recordings indicated that this intersection has historically been an F. There were nine F level sheds and one E level shed. Thirty-five intersections are either rated at a level of D, E, or F in the County.

Ms. Wolfson inquired if the Basic Services Maps take into consideration future development growth. The maps do not address future or ongoing development. Mr. Thomas indicated the maps are intended to monitor existing conditions. The transportation map is developed through counts taken by the County of current traffic flow conditions. Moratoriums for development may be issued where failing traffic sheds of level E or F exist. If there is a D rated intersection, a traffic impact analysis is required by the County.

Mr. Thomas explained that within Baltimore County's Sewage Map, there is one deficient area and a few areas of concern. The Baltimore County Zoning Regulations does not consider areas of concern to be deficient. The Environmental Protection Agency requires sanitary city overflows to be addressed under the consent decree. The County is responding to that request.

The Chair entertained a motion to set the public hearing. Ms. Berzins made a motion to set a Public Hearing for February 1, 2018. Ms. Wolfson seconded the motion, which passed unanimously at 5:14 p.m. Absent for the vote was Ms. Graf and Mr. Herbst.

### **Other Business**

#### **2. Report from the January 11<sup>th</sup>, 2018 meeting of the Landmarks Preservation Commission**

Mr. Yaffe reported that on January 11<sup>th</sup>, 2018 the LPC voted to issue 5 Certificates of Appropriateness. The LPC also voted to postpone the public hearing for Eudowood Sanitarium Barn until March 8<sup>th</sup>, 2018.

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

- g) Bill 62-17 – Zoning Regulations – Agricultural Operations – Air Cannons
- h) Bill 66-17 – Zoning Regulations – Residential Uses in Zones Adjacent to CT Districts
- i) Bill 67-17 – Parking
- j) Bill 68-17 – Social Host – Unruly Social Gatherings
- k) Bill 71-17 – Zoning Regulations – Indoor Shooting Range
- l) Bill 72-17 – Parking

Mr. DelMonico gave a report on the recent County Council legislation. The legislation is listed above for reference.

**Adjournment of the Board Meeting**

Chairman Phillips called for a motion to adjourn the Board meeting. Ms. Hafford made the motion and Ms. Wolfson seconded the motion, which passed unanimously at 5:19 p.m. Absent for the vote was Ms. Graf and Mr. Herbst.