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Minutes

June 19, 2014

Call to order, introduction of Board members, pledge of allegiance to the Flag, and announcements

Chairman N. Scott Phillips called the meeting of the Baltimore County Planning Board to order at 4:01 p.m. The following members were:

Present

Mr. N. Scott Phillips
Mr. Paul Miller
Ms. Christina Berzins
Mr. Jeffrey Gordon
Ms. Nancy Hafford
Mr. Jonathan Herbst
Mr. Scott Jenkins
Mr. Wayne C. McGinnis
Mr. Howard Perlow
Mr. Lawrence Vincent

Absent

Mr. Rainier C. Harvey, Sr.
Mr. C. Scott Holupka
Mr. Eric Lamb
Mr. Mark Schlossberg
Mr. Randy Thompson

Messrs. Gordon/Herbst/Perlow were excused at 4:40 p.m.

County staff present included Andrea Van Arsdale, Jeff Mayhew, Lynn Lanham, Dave Green, Kathy Schlabach,, Wally Lippencott, Carmella Iacovelli, Lloyd Moxley, Joe Wiley, Janice Graves and Shannon Stamos from the Department of Planning. Dave Thomas from the Department of Public Works was present as well.

Review of today's Agenda

Mr. Phillips asked if there were any changes to the tentative Agenda previously published. Ms. Lanham indicated items would be taken out of order due to time constraints of some of the Board members. In addition, she noted the only item where citizens may register to address the Planning Board is the 2013 Annual Growth Report and no one had, as of yet, signed up to speak.

Minutes of the May 15, 2014 meeting

Mr. Miller moved to accept the Minutes of the May 15, 2014 meeting as circulated. Mr. Herbst seconded the motion, which unanimously passed at 4:05 p.m. Absent were Messrs. Harvey, Holupka, Lamb, Schlossberg and Thompson.

Items for discussion and vote

4. Koziol Property, Involvement of a Historic Landmark

Mr. Phillips requested a summary of the Koziol matter before the Planning Board. Mr. Howard Alderman, representing the owners of the property, explained that the project is comprised of 2.88 acres located on South Bellegrove Road in the 1st Councilmanic District. He indicated that 1.2 acres are to be protected by permanent easement. The property has density for 10 homes with only 5 homes being proposed. He explained that one of those 5 homes is the current home of the Koziols which has been designated a Baltimore County Final Landmarks List structure by legislative action taken by the Baltimore County Council. Mr. Alderman noted the plan includes the delineation of the Historic

Environmental Setting as required by the Landmarks Preservation Commission and has been approved by them. He also explained the plan has been considered by the Administrative Law Judge, been subject to a Community Input Meeting, and been presented to the Planning Board as required. In addition, a permanent Forest Conservation Easement is in place as well as a permanent Storm Water Management Easement.

Mr. Phillips called for a motion. Mr. Miller moved that the Baltimore County Planning Board based on the Department of Planning's Staff Report, concludes that the development "involves: a historic structure and that the preservation of the structure on the final landmarks list and the established historic environmental setting separating the proposed development effectively preserves the historic resource. Ms. Hafford seconded the motion, which passed unanimously at 4:09 p.m.

Items for introduction

2. Cycle 32 Water and Sewer Amendments

Mr. Phillips indicated this involved changes to the classification of certain properties for future water and sewer services.

Mr. Dave Thomas from the Department of Public Works explained petitions for changes to the Water and Sewer Master Plan are usually made by homeowners or developers to enable projects they wish to pursue. This year, only one petition was forwarded. That petition was submitted by Timothy Norris for a proposal involving 1121 S. Rolling Road in the 1st Councilmanic District. Mr. Thomas noted that the documentation provided for consideration confirms the entire property is currently designated W-1 (Existing Service Area) and S-5 (Master Plan Area) and lies within both the Urban-Rural Demarcation Line and the Metropolitan District boundaries. The applicant wants to change the sewer designation from S-5 to S-3. It is thought the existing sewer cannot be accessed by gravity and a low pressure sewer extension with grinder pumps may be necessary.

Mr. Thomas explained an introduction is the first step in the Water and Sewer Amendment process. The Planning Board is then asked to hold a hearing on July 17, 2014. A vote and recommendation to the County Executive and County Council is requested in September, 2014 for the Final Amendment. Once the Final Amendment is passed, it is forwarded to the Maryland Department of the Environment and with their consent, the change is completed.

Mr. Miller asked if there are any matters of concern the Planning Board needs to be aware of. Mr. Thomas explained that if a gravity sewer is possible, it may discharge to the south at the UMBC Research Park which may be a possible concern. Mr. Miller asked if additional information could be provided on the subject by the Planning Board's September meeting.

Mr. Perlow asked if a pumping station were required, would the County be responsible for maintenance. Mr. Thomas stated that if pumping was necessary, individual property owners would be required to install grinder pumps and would be held responsible for their maintenance. This arrangement would be noted through the sub-division plat in the development process thus advising individual property owners of this requirement.

Mr. Miller moved that a Public Hearing be set for Thursday, July 17, 2014 at 5:00 p.m. regarding the Water & Sewer Plan, Amendment Cycle 32. Mr. Jenkins seconded the motion which passed unanimously by all those present at 4:14 p.m.

3. Patapsco Heritage Area Management Plan

Mr. Phillips indicated that County Council Resolution No. 127-13 requested that the Department of Planning work cooperatively with The Patapsco Heritage Greenway, Inc. in preparation of the

management plan as the first step in the designation of a Certified Heritage Area for consideration as an amendment to Master Plan 2020.

Mr. Dave Green reported the Department of Planning has worked cooperatively with The Patapsco Heritage Greenway, Inc. to evaluate research and comment on the proposed plan and is very comfortable with the presentation to be offered at the Public Hearing before the Planning Board.

Mr. Phillips noted a compact disc of the full plan as well as a written summary was provided to all Planning Board members in their binders. Mr. Green indicated all details of the plan will be provided at the Public Hearing and will include the caveat that the County will not be providing any funding for the plan.

Mr. Miller moved that a Public Hearing be set for Thursday, July 17, 2014 at 5:00 p.m. regarding the Patapsco Heritage Area Management Plan. Mr. Jenkins seconded the motion which passed unanimously by all those present at 4:17 p.m.

Item for introduction, discussion and vote

1. 2013 Baltimore County Annual Growth Report

Mr. Phillips explained the Land Use Article of the Maryland State Code requires Charter Counties, such as Baltimore County, to submit a report annually highlighting zoning and development actions of a jurisdiction so elected officials may be made aware of the status.

Ms. Kathy Schlabach, Chief of Strategic Planning in the Department of Planning, presented an overview of what is contained in the annual report. Section A addresses growth related changes and whether those changes are consistent with both state and local plans for smart growth, Section B addresses adequate public facilities ordinances and is evaluated every 2 years and Section C looks at smart growth indicators; where development is occurring in relationship to priority funding areas (PFAs) and local land use goals.

Ms. Schlabach reported 37 development plans had been approved during the reporting period consisting mostly of single family attached units and approximately three million square feet of non-residential building primarily of mixed use, retail and institutional type uses. With regard to what was actually built in 2013, 956 units were actually constructed, 48% of which were single family detached followed by 43% single family attached units, 6% multi-family and 4% single family semi-detached units. Ms. Schlabach pointed out the State does not ask for information involving razing permits, but that information is tracked and serves to point out we are a maturing jurisdiction and structures and buildings are being replaced. Fifty percent of the 288 residential razing permits were single family attached units with 46% being single family detached units. Of the non-residential razing permits, over 2 million square feet of space was demolished. The demolition of Bethlehem Steel structures accounts for 1.5 million square feet of the non-residential space being demolished.

Ms. Schlabach reported that 21 bills and resolutions were passed and that a complete street policy was adopted. Construction projects included 2.5 miles of roads in new developments, a 200-seat addition to Stoneleigh ES and a 300-seat addition to Hampton ES. In addition, three Sustainable Community Designations were approved: Catonsville/Patapsco, Greater Dundalk and Hillendale/Parkville/Overlea.

There are 28 overcrowded elementary schools out of 115 and these conditions are being addressed through the CIP. There is one sewer deficient area, no water deficient areas and five F-level intersections, all involving state roads.

Ninety-eight percent (98%) of residential development plans and 91% of residential occupancy permits were located within the PFA. Nearly 62,000 acres are under permanent agricultural preservation easements of which 659 acres were preserved in 2013. The county has reached 77% of the goal to preserve 80,000 acres.

Mr. Miller asked how many units are part of the Nottingham Development and whether or not those units are included in this report.

Mr. Phillips inquired about the failing intersections . Ms. Schlabach noted those intersections are listed on Page 22 of the report and that there were no current plans to improve those intersections.

Mr. Miller moved to vote that the Baltimore County Planning Board recommend adoption of the Draft Annual Growth Report dated June 19, 2014 as prepared by the Department of Planning. Ms. Hafford seconded the motion which passed unanimously by all those present at 4:31 p.m.

Special Presentation

Commercial Revitalization Awards & Reception

Mr. Green explained the task of Commercial Revitalization was moved to the Department of Planning approximately 18 months ago. He reported that Planning has been diligently working over the course of the past 18 months with people, institutions and businesses throughout the 16 Commercial Revitalization Districts in the County.

Mr. Green indicated The Commercial Revitalization Awards & Reception held earlier in the month was the first time an awards event was organized. Mr. Green said the event, which was well attended, honored 45 nominees in 12 different categories and recognized all of the participants for their roles as ambassadors in the various communities.

The categories and award winners are as follows:

Best Before & After – Perry Hall Animal Hospital in Perry Hall who took advantage of the Architect on Call program available through the Department of Planning

Best New Business - Little Crystal Bijoux in Dundalk

Best Established Business – ABC Rental in Catonsville

Best Window Display – Wear It's At in Reisterstown

Best Restaurant – Mari Luna Mexican & Latin Restaurant and Grille in Pikesville

Personal Services – HUB C'ville Bikes in Catonsville

Best Special Development – The Palisades of Towson

Outstanding Volunteers – The Woodstock Job Corps Center in the Liberty Road Corridor

Outstanding Entrepreneur – Peace A Pizza in Catonsville

Best Institution – Reisterstown United Methodist Church in Reisterstown

Best Community Event – The Arbutus Art Festival **AND** Feet on the Street in Towson

Ms. Hafford commented on how wonderful the event was and that she hopes it continues on an annual basis. Mr. Miller complimented all of those involved for their commitment to the revitalization of older, established neighborhoods.

Other business

5. Report from the June 12, 2014 Landmarks Preservation Commission Meeting

Mr. Phillips referred the Board members to the written report of major actions from the June 12, 2014 Landmarks Preservation Commission Meeting contained in the notebooks. Ms. Hafford gave a summary of the meeting.

6. Recent County Council Legislation of Interest to the Board

Ms. Lanham advised the Board that there were several County Council legislative actions that may be of interest to the Board. Ms. Lanham gave a brief explanation of the following Bills:

- Bill 22-14 – Manufacturing, Light (M.L.) Zone Use Regulations
- Bill 23-14 – Annual Budget and Appropriation Ordinance of Baltimore County
- Bill 37-14 – Historic Environmental Setting – Springfield
- Bill 38-14 – Zoning Regulations – Manufacturing, Light (M.L.) Zone
- Bill 39-14 – Honeygo Area
- Res 44-14 – Amendment to the Honeygo Plan
- Res 49-14 – Rural Legacy Area Plan Applications

Announcements

Before adjourning, Andrea VanArsdale, Director of the Department of Planning, announced that the Agriculture Preservation duties have been assigned to the Department of Planning. Wally Lippincott and Carmella Iacovelli are now located in this department .

Mr. Miller asked if the Ag Center would also be administered by Planning. Ms. VanArsdale responded in the negative.

It was also announced that Mr. Miller will be acting Chair of the July 17th meeting of the Planning Board.

Adjournment of the Board meeting

Mr. Miller moved to adjourn the Board meeting. Ms. Hafford seconded the motion, which unanimously passed at 4:50 p.m. with Mr. Gordon, Mr. Herbst and Mr. Perlow having left at 4:40 p.m. and Mr. Harvey, Mr. Holupka, Mr. Lamb, Mr. Schlossberg and Mr. Thompson being absent.

LL

APPROVED- 11-7/17/2014