

**MINUTES**

**Baltimore County Planning Board Meeting**

**April 7, 2016**

*Contents*

**Call to order, introduction of Board members**

**Review of today's agenda**

**Minutes of the March 3, 2016 meeting**

**Items for Introduction**

1. MD. Code Ann., Environmental Article, § 9-206 (g)(1)(iv) and Land Use § 5-104 (c) requiring Planning Board recommendation on the Rehberger Property – PAI number 10-0467

**Other Business**

2. Report on the March 10, 2016 meeting of the Landmarks Preservation Commission
3. Recent County Council Legislation of interest to the Board

**Appendices**

**Appendix A** Tentative Agenda

**Appendix B** Minutes

**Appendix C** Rehberger

**Appendix D** LPC

**Appendix E** Legislation

## **Minutes**

**April 7, 2016**

### **Call to order, introduction of Board members**

Ms. Hafford called the meeting to order at 4:30 p.m. The following members were:

#### Present

Mr. Scott Phillips\*  
Mr. Scott Jenkins  
Mr. Mark Schlossberg  
Ms. Michelle Lipkowitz  
Dr. Chris Haffer  
Ms. Nancy Hafford  
Mr. Jon Herbst  
Mr. Wayne McGinnis  
Ms. Cathy Wolfson  
Mr. Howard Perlow  
Ms. Lori Graf  
Mr. Rick Yaffe\*  
\*arrived late

#### Absent

Mr. Jeffrey Gordon  
Ms. Christina Berzins

County staff present included: Andrea Van Arsdale, Jeff Mayhew, Kathy Schlabach, Matt Diana, and Lloyd Moxley

### **Review of today's agenda**

Ms. Hafford asked if there were any changes to the tentative agenda. Staff indicated that there were no changes to the tentative agenda.

### **Minutes of the March 3, 2016 meetings**

There were no changes to the minutes from the March 3rd, 2016 meeting. Ms. Hafford called for a motion to accept the minutes from the March 3<sup>rd</sup>, 2016 meeting. Mr. Herbst made the motion and Mr. Schlossberg seconded the motion, which passed unanimously at 4:35 p.m. Absent were Messrs. Gordon and Phillips as well as Ms. Berzins.

### **Item for Introduction**

1. MD. Code Ann., Environmental Article, § 9-206 (g)(1)(iv) and Land Use § 5-104 (c) requiring Planning Board recommendation on the Rehberger Property – PAI number 10-0467

Mr. Lloyd Moxley from the Department of Planning introduced the Rehberger property and the required involvement of the Planning Board due to it being a major residential subdivision in a Growth Tier III mapped area. Mr. Moxley provided background on Senate Bill (SB) 236, also known as the Growth Tier legislation, and then outlined the implementation of the Growth Tiers in Baltimore County, the establishment of the Growth Tier Areas and informed the Board that the Growth Tier map was adopted by Baltimore County in 2012, and the tiers became law on January 1, 2013.

Mr. Moxley then pointed out that the reason this particular development plan was coming before the Board was due to the fact that, in a Growth Tier III area, Major Subdivisions on individual on-site disposal systems are only permitted with the recommendation of approval by the local Planning Board, pursuant to MD. Code Ann., Environmental Article, § 9-206 (g)(1)(iv) and Land Use § 5-104 (c).

Mr. Moxley then requested the Board to set a Public Hearing for April 21<sup>st</sup>, 2016 at 5:00 p.m. regarding the Rehberger Property. Ms. Hafford made the motion and Ms. Wolfson seconded the motion, which passed at 4:49 p.m. Absent were Ms. Berzins and Mr. Gordon.

After the motion was made, Dr. Haffer asked if the two week period leading up to the Public Hearing was a sufficient enough amount of time to notify the public. Mr. Moxley replied that the staff report on the concept plan included comments on the requirements of the growth tier law. Mr. Moxley further stated that the development review process included a Community Input Meeting and Public Hearing before the Administrative Law Judge, both of which are prominently posted and advertised. Mr. Moxley confirmed that the growth tier law instructed the Planning Board to follow its standard procedures in holding a hearing.

### **Other Business**

2. Report from the March 10th, 2016 meeting of the Landmarks Preservation Commission.

Mr. Mayhew gave a report from the March 10, 2016 meeting of the Landmarks Preservation Commission. There were two certificates of appropriateness awarded at the March 10<sup>th</sup> meeting. They were for: The Monde property at 1554 S. Rolling Road in Relay, and “Brooklandville Station” at 10512 Falls Road in Brooklandville.

3. Recent County Council legislation of interest to the Board.

Mr. Diana gave a report on recent County Council legislation of interest to the Board. There was one item on the agenda, Bill 8-16. Bill 8-16 amends the setback requirements for certain agricultural structures in the County.

In addition to Bill 8-16, Mr. Mayhew also notified the Board that Bill 16-16 was recently passed. Bill 16-16 permits a Council member to withdraw a Comprehensive Zoning Map Process issue, or part of an issue, if that Council person raised the issue and if that issue involves County land, part of County land or some other governmental land.

Ms. Wolfson asked whether that includes Federal land. Mr. Mayhew replied that it includes County, State or Federal land.

### **Adjournment of Board Meeting**

Chairman Phillips called for a motion to adjourn the Board meeting. Ms. Graf made the motion and Ms. Lipkowitz seconded the motion, which passed unanimously at 4:55 p.m. Absent were Mr. Gordon and Ms. Berzins.