

MINUTES

Baltimore County Planning Board Meeting,

October 6, 2016

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**of the**  
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## Appendices

**Appendix A** Letter to each Board Member from Ms. Jen Busse ESQ, on the Fields at Worthington

**Appendix B** Official 2016 Comprehensive Zoning Map Process (CZMP) Log of Issues

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

*Minutes*  
October 6, 2016

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

Vice Chairperson Berzins called the meeting to order at 4:47 p.m. The following members were:

Present

Ms. Christina Berzins  
Ms. Cathy Wolfson  
Mr. Mark Schlossberg  
Ms. Lori Graf  
Mr. Wayne McGinnis  
Mr. Rick Yaffe  
Mr. Scott Jenkins  
Ms. Nancy Hafford

Absent

Mr. N. Scott Phillips  
Ms. Michelle Lipkowitz  
Dr. Chris Haffer  
Mr. Jeffrey Gordon  
Mr. Todd Warren  
Mr. Howard Perlow  
Mr. Jon Herbst

County staff present included Jeff Mayhew, Jeff DelMonico, Kathy Schlabach, Brett Williams, Joe Wiley, and Janice Graves from the Department of Planning. In addition, Steve Walsh, Greg Carski and Keith Link were also in attendance. Mr. Herbst arrived at 4:50 p.m. for the public hearing.

**Review of Today's Agenda**

The Vice Chairperson, Ms. Berzins, asked if there were any changes to the tentative agenda. Staff stated that no changes had been made since the Board members first obtained the agenda.

**Minutes of the September 15, 2016 Meeting**

Ms. Berzins questioned if any changes had been made to the minutes from the September 15, 2016 meeting. Mr. DelMonico indicated that no changes were made to the minutes. Vice Chairperson Berzins called for a motion to accept the minutes from the September 15, 2016 meeting. Mr. Schlossberg made the motion and Mr. McGinnis seconded the motion, which passed unanimously at 4:48 p.m. Absent were Mr. Phillips, Dr. Haffer, Mr. Gordon, Mr. Warren, Mr. Perlow, Ms. Lipkowitz and Mr. Herbst.

**Item for Vote**

1. Resolution 45-16 – Planning Board and Department of Public Works – Neighborhood Traffic Management Program

Mr. Walsh briefly addressed the Planning Board by requesting approval of the report by the Department of Public Works. There were no questions posed by the Board members. Ms. Hafford made the motion to accept the Neighborhood Traffic Management Program as prepared by the Department of Public Works and Mr. Yaffe seconded the motion which passed unanimously at 4:50 p.m. Absent were Mr. Phillips, Dr. Haffer, Mr. Gordon, Mr. Warren, Mr. Perlow, Ms. Lipkowitz and Mr. Herbst.

**Adjournment of the Board Meeting**

Ms. Graf made the motion to adjourn the meeting and Ms. Wolfson seconded the motion, which passed unanimously at 4:50 p.m. Absent were Mr. Phillips, Dr. Haffer, Mr. Gordon, Mr. Warren, Mr. Perlow, Ms. Lipkowitz and Mr. Herbst.

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**Public Hearing  
by the  
Baltimore County Planning Board**

*The Fields at Worthington Major Sub-Division Development*

**Call to Order, Introduction of Board Members, and Remarks on Procedure by Vice Chairperson**

The Vice Chairperson, Ms. Berzins, called to order the Public Hearing on the Fields at Worthington at 5:02 p.m.

Present

Ms. Christina Berzins  
Ms. Cathy Wolfson  
Mr. Mark Schlossberg  
Ms. Lori Graf  
Mr. Wayne McGinnis  
Mr. Rick Yaffe  
Mr. Scott Jenkins  
Ms. Nancy Hafford  
Mr. Jon Herbst

Absent

Mr. N. Scott Phillips  
Ms. Michelle Lipkowitz  
Dr. Chris Haffer  
Mr. Jeffrey Gordon  
Mr. Todd Warren  
Mr. Howard Perlow

County staff present included Jeff Mayhew, Jeff DelMonico, Kathy Schlabach, Brett Williams, Joe Wiley, and Janice Graves from the Department of Planning. In addition, Jen Busse, Mike McCann, Steve Walsh, Greg Carski and Keith Link were also in attendance.

Mr. Brett Williams apprised the Board with a brief overview of the Fields at Worthington development. Mr. Williams explained that the Annotated Code of Maryland establishes the scope of review that is required by this Board. Mr. Williams described the current condition of the property and reviewed zoning regulations regarding the development. The proposal is for nine single family dwellings with each lot being at least 1.5 acres in area. The site was formally a swim club but is currently vacant.

Ms. Jen Busse from Whiteford, Taylor, and Preston introduced Mr. McCann, President of Baker Development, to give a presentation on the development. Mr. McCann explained that the property is within the second councilmanic district and is almost 24 acres. Baker Development purchased the land and had a community input meeting about the site. The community concerns focused on maintaining the maintenance for the area. Baker Company shared a commitment towards maintaining the lot by removing trash from illegal dumping and installing gates with security cameras. The environmental impact of this development has four main concerns. First, there is approximately 1.1 acres of low to moderate priority forest in the area today. Second, with pools and parking lots, there is around 5 acres of impervious land that increases run-off. Third, there is a failing farm pond at the rear of the site which has not functioned for approximately five years as it is clogged due to a broken riser. Maryland Department of Environmental is currently working on approving the concept plan to repair this farm pond. Fourth, there is no storm water management on the site currently. With an easement, there would be 5.5 acres of forested lands which would be an improvement upon the current 1.1 acres. The plan is also calling to reduce the impervious areas from 5 acres to 2.2 acres by removing parking lots and pool decks. The pond will be removed and replaced as wetlands which is being reviewed by the Maryland Department of Environment. This will remove thermal impacts on the Class III trout streams downstream. The storm water management would be addressed by adding sand filters, dry wells and roof top disconnections.

Ms. Wolfson inquired about whether or not each resident will have individual well and septic. Mr. McCann confirmed that each house will have its own well and septic system. Ms. Wolfson asked if the houses in the RC4 section of the property comply with the Tier IV requirements. Mr. McCann affirmed that the development will comply with the regulations of the RC4 and RC5 major development. Ms. Wolfson questioned where the source of the pond comes from. Mr. McCann responded in saying that the pond is currently drained but it appears to be from local overland flow and that it is not spring fed. Mr. Herbst showed his appreciation to the developer for drafting a plan that is bringing a positive investment to the community. Mr. Schlossberg agreed with Mr. Herbst's sentiment but expressed a concern that a local resident had regarding the low capacity of the wells in the area. Mr. McCann indicated that the Health Department had similar concerns about the well capacities in that area and that they will have to apply for a ground water appropriation permit to comply with state standards.

There were no speakers that signed up for the public hearing.

**Adjournment of Public Hearing**

The Public Hearing adjourned at 5:22 p.m.

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