MINUTES
Baltimore County Planning Board Meeting
February 7, 2019

Contents

Call to Order, Introduction of Board Members, Pledge of Allegiance, and Announcements

Review of Today’s Agenda

Minutes of the January 17, 2019 Meeting

Introduction
  1. Trinity Fathers Property, PAI# III-515, Growth Tier III, Major Subdivision Review

Other Business
  2. Recent County Council Legislation of Interest to the Board
     a) Bill 100-18  Zoning Regulations – Bed-and-Breakfast Inn
     b) Bill 101-18  Social Host – Unruly Social Gatherings
     c) Bill 104-18  Zoning Regulations – Fuel Service Stations
     d) Resolution 9-19  Amending the Overlea Commercial Revitalization District
     e) Resolution 10-19  Perry Hall Community Plan

Adjournment of the Board Meeting

Public Hearing**
by the
Baltimore County Planning Board

Call to Order, Introduction of Board Members, and Remarks on Procedure by Chairman

Items for Public Hearing
  1. Basic Services
  2. Sparrows Point/TradePoint Atlantic– Water and Sewer Out of Cycle Amendment EM-1-2018

**Comments by citizens

Adjournment of Public Hearing
Appendices

**Appendix A**  Letter from Ed Gilliss of Royston, Mueller, McLean & Reid, LLP to Planning Board

**Appendix B**  Letter from Ed Gilliss of Royston, Mueller, McLean & Reid, LLP to the Administrative Law Judge

**Appendix C**  Letter from Administrative Law Judge to the Department of Planning

**Appendix D**  Trinity Fathers Property Development Plan

*Note: A copy of the appendices is located in the official Planning Board file.*
Call to Order, Introduction of Board Members

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

<table>
<thead>
<tr>
<th>Present</th>
<th>Absent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Mr. N. Scott Phillips</td>
<td>1. Ms. Christina Berzins</td>
</tr>
<tr>
<td>2. Mr. Jon Herbst</td>
<td>2. Ms. Lori Graf</td>
</tr>
<tr>
<td>3. Mr. Mark Schlossberg</td>
<td>3. Mr. Howard Perlow</td>
</tr>
<tr>
<td>5. Mr. Paul Hartman</td>
<td>5. Ms. Cathy Wolfson</td>
</tr>
<tr>
<td>6. Mr. Rick Yaffe</td>
<td>6. Mr. Todd Warren</td>
</tr>
<tr>
<td>7. Mr. Wayne McGinnis</td>
<td></td>
</tr>
<tr>
<td>8. Mr. Robert Schweitzer</td>
<td></td>
</tr>
</tbody>
</table>

County staff present included Jenifer Nugent, Jennifer Meacham and Ngone Diop from the Department of Planning. Dave Thomas, Erin McKenna-Streyle, Bryan Bokey and Kristoffer Nebre 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. Ms. Diop indicated that no changes to the agenda were made.

Minutes of the January 17, 2019 Meeting

Chairman Phillips asked the Planning Board members if they had any questions regarding the minutes from the January 17th, 2019 meeting. No questions were raised by the Board members.

The Chair entertained a motion to accept the draft minutes. Ms. Hafford made the motion and Mr. Schlossberg seconded the motion, which passed unanimously at 4:06 p.m. Absent for the vote was Ms. Christina Berzins, Ms. Lori Graf, Ms. Michelle Lipkowitz, Ms. Cathy Wolfson, Mr. Howard Perlow and Mr. Todd Warren.

Introduction

1. Trinity Fathers Property, PAL# III-515, Growth Tier III, Major Subdivision Review

Chairman Phillips called on Ms. Jenifer Nugent, Development Review Division Chief of the Department of Planning, to give a brief introduction on the development plan known as Trinity Fathers Property. Ms. Nugent 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. Ms. Nugent talked about the zoning history of the property. She stated the subject property was a 2016 CZMP issue. The petitioner requested to re-zone the property’s 39.78 acres to DR 5.5 so that a senior housing facility could be constructed. The surrounding communities were in opposition and the County Council retained the existing zoning (RC 5). Next, Ms.
Nugent briefly presented the plan. The plan proposes to subdivide the property into a total of 14 lots. 13 single family dwellings are proposed to be built and the monastery, cemetery, and prayer garden are to remain. Almost the whole site is zoned RC5, with two small sections on the south side zoned DR 3.5 and DR 1.

Ed Gilliss of Royston, Muller, McLean & Reid, LLP identified himself as representing “The Trinitarians”. Mr. Gilliss gave a brief history of the Trinitarian Order. He stated that 8400 Park Heights Avenue is owned by the world headquarter of The Trinitarians. Mr. Gilliss affirmed addressing a letter to the Planning Board dated October 24, 2018. He also affirmed Mr. John Beverungen, Administrative Law Judge for Baltimore County, addressed a letter to the Department of Planning, dated January 31, 2019 regarding the Trinity Fathers Property, Growth Tier III, Major Subdivision Review. Mr. Gilliss also talked about the land use article Section 5-104 that explains the role of the Planning Board regarding proposed development in a growth tier III. Mr. Gilliss stated that the development plan was presented in front of the Hearing Officer and the Department of Environment Protection and Sustainability recommended approval of the plan.

Matthew Sichel of KCI addressed the Board and briefly described the development plan map. The map presented showed changes reflecting county agencies’ comments. Mr. Sichel confirmed that all agencies have recommended approval of the plan.

Mr. Mark Schlossberg asked about the plan for the entrance at Park Heights Avenue. Mr. Sichel responded that the entrance at Park Heights Avenue will be closed. All ingress and egress will come out of Green Tree Road, which will be improved per Baltimore County standards. Mr. Gilliss clarified that the entrance at 8400 Park Heights Avenue will remain open to limited homeowners that own that strip of road.

Mr. Jonathan Herbst asked if the rezoning request during CZMP 2016 to change the RC 5 zoning to DR 5.5 zoning is withdrawn. Mr. Sichel responded in the affirmative.

Mr. Richard Yaffe asked about the value of the lots. Mr. Sichel clarified the 13 proposed lots are for sale.

Chairman Phillips called for a motion to set the public hearing and potential vote for February 21, 2019. Ms. Hafford made the motion and Mr. Schlossberg seconded the motion, which passed unanimously at 4:23 p.m. Absent for the vote was Ms. Christina Berzins, Ms. Lori Graf, Ms. Michelle Lipkowitz, Ms. Cathy Wolfson, Mr. Howard Perlow and Mr. Todd Warren.

Other Business

2. Recent County Council Legislation of Interest to the Board

Ms. Diop gave a report on the recent County Council legislation. The legislation is listed below for reference.

   a. Bill 100-18 Zoning Regulations – Bed-and-Breakfast Inn
   b. Bill 101-18 Social Host – Unruly Social Gatherings
   c. Bill 104-18 Zoning Regulations – Fuel Service Stations
   d. Resolution 9-19 Amending the Overlea Commercial Revitalization District
Chairman Phillips acknowledged this would be Mr. Mark Schlossberg’s last Planning Board meeting. On behalf of all the Board Members, Mr. Chairman thanked Mr. Schlossberg in recognition of his 8 years of dedication and commitment to servicing on the Baltimore County Planning Board. Mr. Schlossberg thanked the chairman and the Board Members back and expressed his appreciation for being part of the process.

**Adjournment of the Board Meeting**

Chairman Phillips called for a motion to adjourn the Board meeting. Ms. Hafford made the motion and Mr. Hartman seconded the motion, which passed unanimously at 4:27 p.m. Absent for the vote was Ms. Christina Berzins, Ms. Lori Graf, Ms. Michelle Lipkowitz, Ms. Cathy Wolfson, Mr. Howard Perlow and Mr. Todd Watten.

---

**Public Hearing**

by the

Baltimore County Planning Board

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

**Items for Public Hearing**

1. Basic Services

2. Sparrows Point/TradePoint Atlantic– Water and Sewer Out of Cycle Amendment EM-1-2018

Chairman Phillips introduced Erin McKenna-Streyle, Bryan Bokey and Kristoffer Nebre of the Department of Public Works, to provide a review of the Basic Services Maps and the TradePoint Atlantic Water and Sewer Out of Cycle Amendment introduced at the January 17, 2019 meeting.

Ms. McKenna-Streyle presented the “Water Supply Area” map and indicated there were currently no areas in Baltimore County that have deficiencies in regard to public water.

Mr. Bokey presented the “Sewer Deficient Areas and Areas of Concern” map and Mr. Nebre presented the “Transportation Zones” map.

Mr. Thomas addressed the Board and stated that the draft “Transportation Zones” map is still undergoing edits from the version introduced to the Planning Board on January 17, 2019. Public Works is revising the deficient areas associated with Belair Road and Rossville Boulevard to reflect Resolution 9-19 and preparing edits for other deficient areas to reflect corrections to property lines among other issues. The updated map should be available to the public within a couple of days. Ms. McKenna-Streyle and Mr. Bryan Bokey presented the TradePoint Atlantic Water and Sewer Out of Cycle Amendment to the Board.

Mr. Richard Yaffe asked if there is an adequate facilities map for Tradepoint. Mr. Bokey responded that Tradepoint is still under design with a combination of public and private facilities and by the end of the design, it should be adequate for the entire site.

Chairman Phillips opened the floor to hear from the public on the Basic Services Maps and the TradePoint Atlantic Water and Sewer Out of Cycle Amendment.

Mike Pierce, from 7448 Bradshaw Road, Kingsville, MD 21087 signed up to speak for the public hearing regarding the “Transportation Zones” map. He presented several issues. Among them, he stated...
that deficient areas, outside of the URDL are never drawn on the map. He also stated that Baltimore County is still using the 1965 version of the Highway Capacity Manual as a method for determining the rating of an intersection.

Chairman Phillips asked staff of the Department of Public Works to educate them about the issues brought up by Mr. Pierce.

Mr. Wayne McGinnis asked about the status of adding a third lane to Interstate 83 as promised 20 years ago. Mr. Bokey responded that Interstate 83 is a State Road not a County Road. Mr. McGinnis further asked for possibly putting a temporary bridge over failing bridges in the County to avoid long closures.

Adjournment of Public Hearing