MINUTES
Baltimore County Planning Board Meeting
February 21, 2019

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Public Hearing**
by the
Baltimore County Planning Board

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Note: A copy of the appendices is located in the official Planning Board file.
Minutes
February 21, 2019

Call to Order, Introduction of Board Members

Chairman Phillips called the meeting to order at 4:33 p.m. The following members were:

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<th>Present</th>
<th>Absent</th>
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<tr>
<td>1. Mr. N. Scott Phillips</td>
<td>1. Ms. Christina Berzins</td>
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<td>3. Mr. Paul Hartman</td>
<td>3. Mr. Howard Perlow</td>
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<td>4. Mr. Mark Heckman</td>
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<td>5. Mr. Steven Heil</td>
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<td>6. Mr. Jonathan Herbst</td>
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<td>7. Mr. Scott Holupka</td>
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<td>8. Mr. Wayne McGinnis</td>
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<td>9. Ms. Katie Pinheiro</td>
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<td>10. Mr. Robert Schweitzer</td>
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<td>11. Mr. Todd Warren</td>
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<td>12. Ms. Cathy Wolfson</td>
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County staff present included Jeff Mayhew, Jenifer Nugent, Lloyd Moxley, Amy Mantay, Jennifer Meacham, Janice Graves and Ngone Diop from the Department of Planning. Dave Thomas, Thomas Kiefer, Brian Bokey, Jeff Peluso and Erin McKenna-Streyle from the Department of Public Works were also present. Mr. Heinl arrived at 5:00 P.M.

Chairman Phillips started the meeting by welcoming the new Board members and congratulating Mr. Todd Warren, Mr. Wayne McGinnis and Mr. Paul Hartman on their reappointment. He gave each new Board Member an opportunity to introduce themselves.

Mr. Scott Holupka is a returned member. He served on the Board four year ago as the 7th district representative. Mr. Holupka expressed his excitement to be back on the Board.

Ms. Katie Pinheiro is the current executive director for the Greater Towson Committee. Ms. Pinheiro voiced her excitement to continue to learn about the Towson community and the County in general. Mr. Mayhew added that Ms. Pinheiro has agreed to be the Board representative to the Landmarks Preservation Commission (LPC).

The 2nd district councilman, Mr. Izzy Patoka introduced Mr. Mark Heckman. Councilman Patoka thanked Mr. Mark Schlossberg for his good work over the years and the good work that each of the members do. Councilman Patoka expressed his excitement of appointing Mr. Mark Heckman to the Planning Board. The councilman stated Mr. Heckman has great experience, as a top-notch design professional and a businessman.

Review of Today’s Agenda

Chairman Phillips asked staff if any changes were made to the agenda. Ms. Diop indicated that no modifications to the agenda were made.
Minutes of the February 7, 2019 Meeting

Chairman Phillips asked the Planning Board members if they had any questions regarding the minutes from the February 7, 2019 meetings. No questions were raised by the Board members.

The Chair entertained a motion to accept the draft minutes for February 7, 2019. Ms. Hafford made the motion and Mr. Todd Warren seconded the motion, which passed unanimously at 4:38 p.m. Absent for the vote were Ms. Berzins, Ms. Graf, Mr. Perlow and Mr. Heinl.

Item for Discussion and Vote

1. Basic Services Maps

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

Staff from the Department of Public Works were available to answer any questions posed from the Board members. No questions were raised and the Chair called for a motion to adopt the 2019 Basic Services Maps. Ms. Hafford made the motion to recommend adoption. Ms. Wolfson seconded the motion, which passed unanimously at 4:39 p.m. Absent for the vote were Ms. Berzins, Ms. Graf, Mr. Perlow and Mr. Heinl.

Chairman Phillips called for a motion to adopt the TradePoint Atlantic Water and Sewer Out of Cycle Amendment EM-1-2018. Ms. Hafford made the motion to adopt the resolution and reports to be forwarded to County Council. Ms. Wolfson seconded the motion, which passed unanimously at 4:40 p.m. Absent for the vote were Ms. Berzins, Ms. Graf, Mr. Perlow and Mr. Heinl.

Other Business

3. Report from the February 14th, 2019 meeting of the Landmarks Preservation Commission

Ms. Diop reported that on February 14th, 2019 the LPC voted to issue 6 Certificates of Appropriateness.

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 4:42 p.m. Absent for the vote were Ms. Berzins, Ms. Graf, Mr. Perlow and Mr. Heinl.
Call to Order, Introduction of Board Members, and Remarks on Procedure by Chairman

Item for Public Hearing and Possible Vote

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

Mr. Steven Heil introduced himself to the rest of the Board Members after arriving prior to the Hearing. Mr. Heil stated he is an Estate and Trust attorney practicing primarily between Annapolis and Baltimore County. He served for five years as a legislative aid for Councilwoman Vicki Almond. Mr. Heil expressed his eagerness to contribute to the Planning Board.

Chairman Phillips called on Ms. Jenifer Nugent, Chief of Development Review to give a brief presentation on the Trinity Fathers Property development plan. Ms. Nugent provided pertinent legislation instructing the Board. The Board’s role in reviewing this plan is constrained to environmental impacts of the development. Ms. Nugent stated the developer went through the major subdivision process and the development plan was heard by the Administrative Law Judge (ALJ) where all the agencies recommended approval. Ms. Nugent stated the subject property was a 2016 CZMP issue requesting to rezone 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). 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.

Mr. Schweitzer asked staff to identify the proposed lots on the map. Mr. Mayhew gave a statement on the growth tiers. He stated growth tiers require each local jurisdiction to adopt specified growth tier designations establishing where properties will be served by public/private water and sewer. As a result, Baltimore County created its Growth Tier map. Baltimore County’s approving authority for major subdivision is the Administrative Law Judge. Mr. Mayhew indicated that the growth tier map was previously considered by the Planning Board who adopted it as part of the Master Plan.

Mr. Herbst asked about the density in RC 5. Ms. Wolfson verified that density in RC 5 is 0.5 per acre. Ms. Nugent confirmed.

Mr. Schweitzer asked if each of the lots are at least 1.5 acres. Ms. Nugent acknowledged the minimum lot sizes shown are at least 1.5 acres. Chairman Phillips asked if prior to the ALJ’s hearing, all departments were required to sign off on the plan. Mr. Mayhew answered agencies make recommendations to the ALJ to include a recommendation of approval.

Chairman Phillips opened the floor to hear from the public on the Trinity Fathers Property. Mike Pierce, Executive Director of the Pikesville Communities Corporation, signed up to speak. Mr. Pierce raised the question as to the adequacy of the septic area for the existing “provincial house” facility.

Mr. Herbst, after reading a passage on the Baltimore County Citizen Guide to Zoning, confirmed the proposed use is consistent with the RC 5 zone. He stated not having any issue with the development’s proposal. Ms. Wolfson asked how long the facility has been used as a monastery and how many priest are housed there. Mr. Ed Gilliss replied that the world headquarters of the Trinitarians and that there are 7 bedrooms being used intermittently. Mr. Gilliss stated the facility is not a retreat center. Chairman Phillips reminded the Board their role in reviewing this plan is limited solely to the environmental impact of the development. He recapped all county agencies have recommended approval of the development plan. Mr. Heckman asked staff to identify the URDL line relative to the property. He stated the developer’s project is in his district and opposed development of this type. He added not having knowledge of what the environmental impacts will be. Mr. Gilliss replied the Department of Environmental Protection and Sustainability has studied the entire project, including doing an environmental impact analysis. Mr. Mayhew reiterated the project has been the subject of rezoning.
requests multiple times. He indicated the level of development intensity and whether the property should be inside or outside the URDL has been debated. He added, the history of the RC 5 zoning on the property precludes the types of development Mr. Heckman wished to see. Ms. Wolfson agreed and added, the developer appears to adhere to the rules. She stated the project could yield up to 18 units. Mr. McGinnis asked if Mr. Pierce’s concerns have been addressed. He replied not totally. Mr. Gilliss added the density was calculated excluding the lot established for the continued institutional/religious use and indicated that RC 5 zone allows for religious use, which the property has been under since 1943. Mr. Schweitzer asked whether the septic system design of the monastery would be the same size as the proposed lots. Mr. Sichel, engineer of the project, responded septic systems are not designed at this point but rather a field is designated. In this case, the field designated is a bit over 10,000 square feet. He indicated that a septic system can be developed under a field measuring 5,000 square feet for a single family dwelling. He added the developer worked with the Department of Environmental Protection and Sustainability regarding the size of the field. Mr. Holupka asked if the building is currently in use and whether it has a current septic system. Both Mr. Sichel and Mr. Gilliss acknowledged both questions. Chairman Phillips inquired if the monastery would be the only lot to receive public water. Mr. Sichel confirmed.

Chairman Phillips called for a motion to approve the Trinity Fathers Property Major Subdivision Development Plan to the extent of the authority given by the Planning Board. Ms. Hafford made the motion and Mr. Warren seconded the motion, which passed at 5:27 p.m. In opposition was Mr. Mark Heckman and absent for the vote were Ms. Berzins, Ms. Graf and Mr. Perlow.