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

Review of Today’s Agenda

Minutes of the September 5, 2019 Meeting

Items for Introduction

1. Resolution 73-19 Planning Board – Conversion of Commercial Space-Condominium/Apt. style buildings

Other Business

2. Report from the September 12, 2019 meeting of the Landmarks Preservation Commission

Adjournment of the Board Meeting

Appendices

Appendix A  Staff Report on Resolution 73-19 Planning Board – Conversion of Commercial Space-Condominium/Apt. style buildings

Appendix B  Powerpoint presentation on Staff Report for Resolution 73-19 Planning Board – Conversion of Commercial Space-Condominium/Apt. style buildings

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

Chairman Phillips called the meeting to order at 4:06 p.m. The following members were:

<table>
<thead>
<tr>
<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. C. Scott Holupka</td>
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<td>5. Ms. Cathy Wolfson</td>
<td>5. Mr. Howard Perlow</td>
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<td>6. Mr. Wayne McGinnis</td>
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<td>7. Mr. Mark Heckman</td>
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<td>8. Mr. Steven Heinl</td>
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<td>9. Mr. Jon Herbst</td>
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<td>10. Mr. Todd Warren</td>
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County staff present included Pete Gutwald, Jeff Mayhew, Jenifer Nugent, Laurie Hay, Amy Mantay, Joe Fraker, Lloyd Moxley, and Myles Muehlberger from the Department of Planning.

Review of Today’s Agenda

Chairman Phillips asked staff if any changes were made to the agenda. Mr. Muehlberger indicated that no modifications to the agenda were made.

Minutes of the September 5, 2019 Meeting

Chairman Phillips asked the Planning Board members if they had any questions regarding the minutes from the September 5th, 2019 meeting. No questions were posed and the Chair entertained a motion to accept the draft minutes. Mr. Warren made the motion and Ms. Wolfson seconded the motion, which passed unanimously at 4:08 p.m. Absent for the vote were Ms. Graf, Ms. Berzins, Mr. Schweitzer, Mr. Holupka, Mr. Perlow, and Mr. Heinl who arrived at 4:15 p.m.

Items for Introduction

1. Resolution 73-19 Planning Board – Conversion of Commercial Space-Condominium/Apt. style buildings

Mr. Fraker presented Staff report with recommendations to the Board on County Council Resolution 73-19. The Resolution requests the Planning Board to examine how the County and other jurisdictions treat the conversion of commercial space within a condominium or apartment-style building into residential units, such as dormitories, when other floors in the building are already residentially used, and how such a conversion should be regulated by the County Code.
Mr. Fraker brought the results of Staff’s investigation into the subject of the Resolution to the Board and supplemented his presentation of the report with graphics and visuals.

The Chairman asked the Board if they had any questions for Mr. Fraker about his presentation. Mr. Hartman asked where did the “one parking space per four beds in a dorm room” recommendation come from and Mr. Moxley replied that it is currently in the Baltimore County Zoning Regulations.

The Chairman called for a motion to set a public hearing and possible vote for Thursday, October 3, 2019. Ms. Hafford made the motion and Ms. Wolfson seconded the motion, which passed unanimously at 4:22 p.m. Absent for the vote were Ms. Graf, Ms. Berzins, Mr. Schweitzer, Mr. Holupka, and Mr. Perlow.

Other Business

2. Report from the September 12, 2019 meeting of the Landmarks Preservation Commission

Ms. Pinheiro reported on the September 12, 2019 meetings of the LPC.

Adjournment of the Board Meeting

Chairman Phillips called for a motion to adjourn the Board meeting. Ms. Hafford made the motion and Mr. Herbst seconded the motion, which passed unanimously at 4:24 p.m. Absent for the vote were Ms. Graf, Ms. Berzins, Mr. Schweitzer, Mr. Holupka, and Mr. Perlow.