MINUTES
Baltimore County Planning Board Meeting
February 6, 2020

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   b. Resolution 10-20 Approval of Payment-in-lieu of taxes (PILOT) agreement- Lyon Homes III Preservation, LLC
   c. Resolution 11-20 Approval of Payment-in-lieu of taxes (PILOT) agreement- Lyon Homes II Preservation, LLC
   d. Resolution 12-20 Planning Board – Agricultural Buildings-Value-added agricultural purposes. With referral by the Planning Board to the Administrative Officer of Baltimore County for consideration and authorization to move forward with the review by the Planning Department and other Departments or Bureaus deemed appropriate to report their findings and recommendations to the County Council.
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Appendices

Appendix A  16th Refined CRG Plan for the Riparius Center at Owings Mills

Appendix B  Letter from County Council to the Planning Board regarding Resolution 12-20

Appendix C  Draft Basic Services Maps

Appendix D  Presentations from Departments for the FY 2021-2026 CIP

Note: A copy of the appendices is located in the official Planning Board file.
Minutes
February 6, 2020

Call to Order, Introduction of Board Members

Chairman Phillips called the meeting to order at 4:00 p.m. The following members were:

<table>
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<tr>
<th>Present</th>
<th>Absent</th>
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<td>1. Mr. N. Scott Phillips</td>
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<td>2. Ms. Nancy Hafford</td>
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<td>3. Mr. C. Scott Holupka</td>
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<td>4. Mr. Paul Hartman</td>
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<td>5. Mr. Steven Heil</td>
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<td>6. Ms. Cathy Wolfson</td>
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<td>7. Mr. Howard Perlow</td>
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<td>8. Mr. Mark Heckman</td>
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<td>9. Mr. Robert Baier</td>
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<td>10. Mr. Jonathan Herbst</td>
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<td>11. Mr. Robert Schweitzer</td>
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<td>12. Mr. Todd Warren</td>
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<td>13. Ms. Christina Berzins</td>
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<td>14. Mr. Wayne McGinnis</td>
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Baltimore County Department of Planning staff present included Pete Gutwald, Jeff Mayhew, Myles Muehlberger, Chris Davis, Wally Lippincott, Brett Williams, Brooks Phelps, Kris Weaver, and Amy Mantay. Other County staff present included Jeff Peluso, Steve Walsh, and from the Department of Public Works, Dave Lykens from the Department of Environmental Protection and Sustainability, Keith Williams and Pat McDougall from the Department of Recreation and Parks, Debra Shindle from Property Management and from the County. Mr. Herbst arrived at 4:06 p.m. and Mr. Heinl arrived at 4:26 p.m.

Review of Today’s Agenda

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

Minutes of the January 16, 2020 Meeting

Chairman Phillips asked the Planning Board members if they had any questions regarding the minutes from the January 16th, 2020 meeting. No questions were raised by the Board members.

The Chair entertained a motion to accept the draft minutes. Ms. Berzins made the motion and Ms. Wolfson seconded the motion, which passed unanimously at 4:02 p.m. Absent for the vote were Mr. Herbst and Mr. Heinl.
**Items for Introduction**

1. 16th Refined CRG Plan for the Riparius Center at Owings Mills 11100 Red Run Boulevard – Master Plan Conflict

Mr. Pete Gutwald, introduced the revocation of the 16th Refined CRG plan and the requested reservation of the Riparius Center development plan as it conflicts with the Master Plan 2020. He reported that the Director of Public Works forwarded to him a memo that identified a conflict with a planned interchange for Interstate-795 at Dolfeld Boulevard in the Master Plan with the submitted development plan.

Ms. Berzins made a motion to set a public hearing for February 20th, 2020 at 5:00 p.m. Ms. Wolfson seconded the motion, which passed unanimously at 4:04 p.m. Absent for the vote were Mr. Herbst and Mr. Heinl.

**Other Business**

2. Recent County Council Legislation of interest to the Board

Mr. Muehlberger gave a report on the recent County Council legislation, which are listed below for reference.

   a. Resolution 9-20 Approval of loan agreement – Lyon Homes III Preservation, LLC

   b. Resolution 10-20 Approval of Payment-in-lieu of taxes (PILOT) agreement- Lyon Homes III Preservation, LLC

   c. Resolution 11-20 Approval of Payment-in-lieu of taxes (PILOT) agreement- Lyon Homes II Preservation, LLC

   d. Resolution 12-20 Planning Board – Agricultural Buildings-Value-added agricultural purposes. With referral by the Planning Board to the Administrative Officer of Baltimore County for consideration and authorization to move forward with the review by the Planning Department and other Departments or Bureaus deemed appropriate to report their findings and recommendations to the County Council.

   e. Resolution 13-20 Baltimore County Agricultural Advisory Board – Industrial Hemp Developments

Chairman Phillips entertained a motion, based on Resolution 12-20, to refer County Council Resolution 12-20 to the Administrative Officer of Baltimore County, for consideration and authorization that the Department of Planning and/or any other Department or Bureau deemed appropriate by the Administrative Officer, move forward with the examination of how other jurisdictions treat the construction, modification, and alteration of agricultural buildings for value-added agricultural purposes and make recommendations on how Baltimore County can balance the interests of public safety, historical and agricultural preservation, and the present and future business interests of Baltimore County farmers. Ms. Berzins made the motion and Ms. Wolfson seconded the motion, which passed at 4:09 p.m.
Mr. McGinnis stated that he would like to see those involved in the agricultural industry included in the examination of agricultural buildings along with County departments.

**Adjournment of the Board Meeting**

Chairman Phillips called for a motion to adjourn the Board meeting. Ms. Berzins made the motion and Ms. Wolfson seconded the motion, which passed unanimously at 4:10 p.m.

**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**

3. Basic Services

Mr. Jeff Peluso from the Baltimore County Department of Public Works (DPW) came before the Board to answer questions on the Basic Services maps, which were introduced on January 16, 2020.

Mr. Hartman asked Mr. Peluso how the grade changed on the Beaver Dam Road/Deerco Road/Padonia Road intersection from an F to a C, if this could be done for the other failing intersections, and what improvements were made to increase the grade so drastically.

Mr. Peluso replied that when the intersection review goes before the County Council they can change the grade for the cycle year that it is introduced and the following cycle it reverts to its original grade. Mr. Hartman confirmed that Council could arbitrarily change the grade of the intersection with Mr. Peluso, who mentioned there were three intersections changed in this cycle.

Mr. Herbst asked what the Council bases their changes in the intersection grades on compared to DPW who performs traffic studies to compute a grade. Mr. Peluso responded that he was unaware of how the Council arrives at changes to the grade of the intersection and confirmed that the Council did not consult DPW on this matter directly.

Chairman Phillips asked Mr. Peluso what value is derived from the Council changing the grade of an intersection. Mr. Peluso answered that he can assume it would depend on what the Council members want from the grade change and it may possibly provide funding for improving the intersection or allow/deny projects involving the intersections to go forward.

Mr. Perlow asked if Mr. Peluso and the Planning Department could provide for the Board at their next meeting the legislation that allows the County Council to make changes to the intersection grades for the cycle year.

4. Broadway Estates PAI # VIII-907, Growth Tier III, Major Subdivision Review

Mr. Heckman commented on the design of the subdivision that the proposed plan showed a dated cul-de-sac, road design with unusual curves and parallels to a main road, and a storm-water management area that was extremely close to a neighboring property.
Chris Mudd, representative for the development, thanked Mr. Heckman for his comments and stated that he hoped the Planning Board found that the development sufficiently met expectations that it was not a burden on public services or the environment. He also explained that the development would face review for design features and storm-water management by the Department of Planning and DPW.

Ms. Berzins made a motion that the Planning Board upon conducting a public hearing on the matter, resolves that the residential development proposal does not present any undue environmental issues and is supportive of the Baltimore County Growth Tiers designation and recommends the Broadway Estates Major Subdivision Development Plan be approved to the extent of the authority given it within the Annotated Code of Maryland, Land Use Article, Section 5-104 (c) through (f). Mr. Herbst seconded the motion, which passed unanimously at 4:43 p.m.

Adjournment of Public Hearing

Meeting of the Capital Improvement Subcommittee

Items for Discussion and Possible Vote

Presentations: FY 2021-2026 Capital Improvement Program

1. Department of Public Works

Steve Walsh, Director of the Department of Public Works, presented before the Planning Board the programs that the department has started, worked on, and completed during the past fiscal year along with projections for the next five years.

Mr. Holupka inquired how much does each mile of resurfacing cost the County, to which Mr. Walsh responded for 110 miles completed last year about $10 million, or approximately $91,000.

Mr. Perlow stated it would be nice for the department to create a guide for citizens on how to add or request sidewalks on their streets.

Mr. Holupka asked how much remaining capacity do the sewerage treatment plants have, Mr. Walsh replied that 20-25% remains available.

2. Department of Environmental Protection and Sustainability

Dave Lykens, Director of the Department of Environmental Protection and Sustainability presented the department’s budget and spending projects to the Board.

3. Department of Planning

Wally Lippincott, Northern Sector Community Planner from the Department of Planning, presented to the Board the department’s Agricultural Preservation budget for the upcoming fiscal years.

4. Department of Recreation and Parks

Keith Williams, Chief of Administration for the Department of Recreation and Parks, presented to the Board their department’s budget and spending for the current and upcoming fiscal years.
5. Office of Budget and Finance

Debra Shindle, the Baltimore County Property Manager, presented before the Board the expenditures and budget for the Property Management division from the past year to FY 2026. Following her presentation, Paula Miller, director of the Baltimore County Public Library presented on past spending and upcoming priority spending.