

BALTIMORE COUNTY COUNCIL MINUTES
LEGISLATIVE SESSION 2024, LEGISLATIVE DAY NO. 4
February 20, 2024 6:00 P.M.

A. The meeting was called to order by Chairman Patoka at 6:06 P.M. The Chairman asked the audience to rise for a moment of silent meditation and the Pledge of Allegiance to the Flag. There were approximately 60 persons in attendance. The following Councilmembers were present:

PAT YOUNG	FIRST DISTRICT
IZZY PATOKA	SECOND DISTRICT
WADE KACH	THIRD DISTRICT
JULIAN E. JONES	FOURTH DISTRICT
DAVID MARKS	FIFTH DISTRICT
MICHAEL ERTEL	SIXTH DISTRICT
TODD CRANDELL	SEVENTH DISTRICT

B. APPROVAL OF JOURNAL

Upon motion by Councilman Young, seconded by Councilman Ertel, the reading of the Journal Entries for the meeting of February 5, 2024 was waived and accepted unanimously.

C. ENROLLMENT OF BILLS

There were no Bills for enrollment at this time.

D. INTRODUCTION OF BILLS

Bill 6-24 entitled An Act for the purpose of updating the Baltimore County Code to be in conformance with the Maryland Model Floodplain Ordinance; deleting the definition of “historic structure” in the Building Code of Baltimore County; and generally relating to Floodplain Management.

Bill 7-24 entitled An Act for the purpose of amending the parameters in which the Residence, Apartment, Elevator (R.A.E.) 2 Zone may be located; and generally relating to the R.A.E. 2 Zone.

Bill 8-24 entitled An Act for the purpose of permitting certain tracts or parcels to be developed with two-over-two condominium townhome dwelling units in the Business, Local (B.L.) Zone and the Density Residential (D.R.) Zone under certain conditions; and generally relating to uses in the B.L. and D.R. Zones and multifamily two-over-two condominium townhome units.

Following the introduction of bills, the Chairman indicated that, pursuant to a Press Release issued by the Administration earlier in the day, it was the Administration's intention to request that Bill 3-24 be withdrawn. The Chairman also indicated that he would sponsor and introduce a similar Mixed-Use bill at the Council's next Legislative Session on March 4, 2024 – a bill that would create a Mixed-Use Overlay District zoning classification in which the County Councilmembers would retain authority over the application of such an overlay. Since Bill 3-24 was not on the Council's agenda this evening, the Chairman inquired of the Secretary the procedure to bring up Bill 3-24 in order to extend the bill. The Secretary explained that the Council could consider a motion to suspend the rules to bring Bill 3-24 forward in order to then consider a motion to extend Bill 3-24.

Bill 3-24, Councilman Young motioned to suspend the rules to bring Bill 3-24 forward for consideration. Councilmembers Crandell, Jones, Patoka, Ertel and Marks commented. Councilman Patoka then seconded the motion and Bill 3-24 was brought forward by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell
Nay – None

Councilman Patoka motioned to extend the Bill to be discussed at the Work Session on Tuesday, March 12, 2024 and Final Reading and Vote to occur at the Legislative Session on Monday, March 18, 2024. Councilman Young seconded the motion and Bill 3-24 was extended by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel
Nay – Crandell

Bill 3-24 was extended with the understanding that the bill will be brought forward and withdrawn at the Legislative Session on Monday, March 4, 2024 – the same date that Councilman Patoka intends to introduce the aforementioned Mixed Use Overlay bill.

G. MISCELLANEOUS BUSINESS

2. Appointment – Baltimore County Adult Public Guardianship Review Board – Barry Goldstein

At the direction of the Chairman, the Secretary read this correspondence from the County Executive requesting the appointment of Barry Goldstein to the Baltimore County Adult Public Guardianship Review Board. Mr. Goldstein will continue to serve as the Attorney representative for a three-year term ending September 30, 2026. There being no discussion, upon motion by Councilman Ertel, seconded by Councilman Patoka, this Appointment was unanimously approved.

E. CALL OF BILLS FOR FINAL READING AND VOTE

Bill 1-24, Zoning Regs. – Uses Permitted in the Business, Major (B.M.) and Manufacturing, Light (M.L.) Zones – Residential Uses in Hunt Valley, was called. Councilman Kach made a statement via Mr. Bostwick. Councilman Ertel commented. Councilman Young then moved to amend this Bill with the following amendments:

1. On page 3, in line 1, and on page 5, in line 3, respectively, after “BE LOCATED”, insert “EAST OF INTERSTATE 83,”; on page 3, in line 1, and on page 5, in line 3, respectively, after “YORK ROAD,”, insert “NORTH OF PADONIA ROAD,”.

1. On page 3, in line 5, and on page 5, in line 7, respectively, after “FORM OF”, insert “EITHER APARTMENTS OR”.

2. On page 3, in lines 11 and 20, and on page 5, in lines 13 and 22, respectively, after “INTERSTATE 83”, insert “IF THE LOCATION OF THE DEVELOPMENT TRACT IS APPLICABLE”.

3. On page 3, in line 12, and on page 5, in line 14, respectively, strike “10 FEET” and substitute “20 FEET”.

4. On page 4, in line 7, and on page 6, in line 9, respectively, after “SITE.” insert “THE OPEN SPACE WILL INCLUDE AMENITIES.”.

5. On page 4, after line 8, and on page 6, after line 10, respectively, insert the following new paragraph:

“7. CONNECTIVITY. PEDESTRIAN CONNECTIONS WILL BE PROVIDED ONSITE TO HELP FACILITATE ACCESS TO TRANSIT, RETAIL, AND COMMERCIAL USES IN THE VICINITY.”

Councilman Kach seconded the motion and these amendments passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell
Nay – None

Thereafter, upon motion by Councilman Kach, seconded by Councilman Patoka, Bill 1-24, as amended, passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell
Nay – None

Bill 2-24, Zoning Regulations – Live Musical Entertainment – M.H. Zone, was called. Councilman Young commented. There being no further discussion, upon motion by Councilman Young, seconded by Councilman Patoka, this Bill passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell
Nay – None

F. APPROVAL OF FISCAL MATTERS

The Chairman stated that the Council would now consider Fiscal Matters. Extensive testimony on each item was taken at the Council’s work session on February 13, 2024. The witnesses who testified at the work session were available to restate their testimony if needed. If a Councilmember had any questions regarding a particular Fiscal Matter, that item would be discussed as a separate matter. Chairman Patoka then called upon the Secretary to read the cover letters for Fiscal Matters 2 through 4. Fiscal Matter 1 was discussed separately.

2. Contract – The Equal Rights Center, Inc. – Fair housing testing services – DHCD

A contract with The Equal Rights Center, Inc., to perform fair housing testing services throughout the County.

3. Contract – Siemens Industry – Installation/maintenance of pneumatic control systems – PM

A contract with Siemens Industry, to provide all tools, equipment, supervision and other incidentals needed to design, install renovate, repair and inspect pneumatic control systems and associated devices in accordance with local, State and/or Federal requirements.

4. Contracts – (4) – Space planning and design services - PM

Four contracts to provide space planning and design services on an as-needed basis.

There being no discussion, upon motion by Councilman Patoka, seconded by Councilman Young, Fiscal Matters 2 through 4 were unanimously approved.

Chairman Patoka then called upon the Secretary to read the cover letter for Fiscal Matter 1.

1. Contract – Daniel Sims Consulting Group, LLC – Enterprise-wide equity assessment - OHR

A contract with Daniel Sims Consulting Group, LLC, to conduct an enterprise-wide equity assessment to identify areas of opportunities where the County’s performance can be strengthened in order to best meet the needs of the community. Sevetra Peoples - Brown testified. Councilmembers Jones, Marks and Ertel commented. Councilmembers Kach and Ertel questioned Ms. Peoples – Brown. There being no further discussion, upon motion by Councilman Ertel, seconded by Councilman Jones, Fiscal Matter 1 passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell
Nay – None

G. MISCELLANEOUS BUSINESS

1. Correspondence - Non-Competitive Awards

At the direction of the Chairman, the Secretary read the correspondence from the Office of Budget and Finance listing the non-competitive awards made during January, 2024.

3. Res. 4-24 – Adoption of Master Plan 2030

At the direction of the Chairman, the Secretary read this Resolution of the Baltimore County Council to adopt Master Plan 2030 as the Master Plan for Baltimore County. Steve Lafferty appeared. Councilman Jones commented and then moved to amend this Resolution with the following amendments:

1. On page 2, in the last line of the first resolved paragraph, strike “such further modifications as deemed advisable by the Baltimore County Council” and substitute “the following modifications:

1. On page 10, in the second paragraph that starts “These sections” strike “These sections are organized” and substitute “The official format of the Master Plan 2030 shall be in a printed format, but the Master Plan may also be viewed”.

2. On page 2, after the first resolved paragraph, insert the following new paragraph:

“BE IT FURTHER RESOLVED, that the official format of the adopted Master Plan shall be in a printed format, as set forth in Parts 1 through 4 accompanying this resolution and incorporated herein by reference, and subject to any modifications of the County Council. The adopted Master Plan may also be viewed online as a series of ESRI, ArcGIS Story Maps.”

Councilman Marks seconded the motion and these amendments passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell
Nay – None

Councilman Young then moved to amend this Resolution with the following amendments:

1. On page 2, in the last line of the first resolved paragraph, strike “such further modifications as deemed advisable by the Baltimore County Council” and substitute “the following modifications:

1. On page 56, in the second paragraph that starts “Four Nodes”, strike “Four” and substitute “Five” and after “Neighborhood Node,” insert “Institutional Node,”.

2. On page 57, in the first paragraph that starts “Within Place”, strike “Four” and substitute “Five” and after “Neighborhood Node” insert “, Institutional Node,”.

3. After page 62, start a new page and insert the following.

“Node Type—Institutional

In the southwestern part of the county, University of Maryland Baltimore County (UMBC) has a substantial presence. This highly rated public university is recognized for IT research, innovation and commitment to diversity and equity. Located on 530 acres west of the Beltway and next to both Catonsville and Arbutus, UMBC has expanded its community outreach and has established a facility, with the popular Ocha Mocha café, in Arbutus. UMBC is also home to

bwtech@UMBC Research and Technology Park.

The University also recently took ownership of the 200 acre Spring Grove property situated north of the current campus. No specific plans have been presented for this site that also contains state operated psychiatric services and County owned homeless persons' shelter and recreational facilities.

UMBC and the Spring Grove property represent a significant growth area for the southwest section of the County. As an anchor institution, the success of UMBC is vital to the region and will have a lasting impact for years to come. Together, UMBC and Spring Grove have potential to bring new businesses and economic activity to the area.

Accordingly, there is significant potential for development retrofitting of areas between and surrounding UMBC and the Spring Grove property. The County and UMBC should partner to develop a lasting vision that recognizes the area's significant economic potential.

Primary Land Use: Commercial; Office; Civic/Institutional; Multi-Family Residential

Secondary Land Use: Open Space; Light Industrial

Node Name: University of Maryland, Baltimore County (UMBC)

Community College of Baltimore County (CCBC) – Catonsville”

2. On page 2, in the last line of the first resolved paragraph, strike “such further modifications as deemed advisable by the Baltimore County Council” and substitute “the following modification: The Master Plan 2030 Place Type map is amended to add an institutional node in the UMBC and Spring Grove area and CCBC-Catonsville, as identified in Exhibit A.”

Councilman Patoka seconded the motion and these amendments passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell

Nay – None

Councilman Patoka then moved to amend this Resolution with the following amendments:

1. On page 2, in the last line of the first resolved paragraph, strike “such further modifications as deemed advisable by the Baltimore County Council” and substitute “the following modifications:

1. On page 4, in the third paragraph that starts “Several mandates”, after the second sentence, insert “Accordingly, Master Plan 2030 should have been adopted in 2020, but has been delayed due to the COVID-19 pandemic.”

2. On page 5, bold the fifth paragraph that states “After Master Plan 2030 is adopted any changes must be made legislatively by County Council.”
3. On page 6, after the second paragraph, re-number the paragraph listed as “1.” to “2.”, “2.” to “3.”, and “3.” To “1.”.
4. On page 9, after the “Capital Improvement Program” graphic, start a new paragraph and insert “The County should strive to make the capital budget a living document whereby the capital budget identifies capital projects in Year 6 of the Capital Improvement Program that move forward in each succeeding year until they reach the budget year so that neighborhoods and communities have predictability of when improvements will take place.”
5. On page 13, at the end of the third paragraph that starts “Changes to”, after “public policy goals.” insert “All changes must be adopted by the Planning Board and County Council.”
6. On page 25, after the second paragraph that starts “The Planning Department”, start a new paragraph and insert “The County Council should revise or remove zoning regulations that are no longer applicable to twenty-first century planning principles. This may include: amending zoning classifications that are interdependent on antiquated terms or classifications; and eliminating unnecessary hurdles in CZMP.”.
7. On page 53, after “Some areas of limited low density development are established.” insert “Prime and productive agricultural lands and soils should have limited development throughout areas outside of the URDL.”
8. On page 61, in the fourth node name, after “Liberty Road,” strike “East” and substitute “Inner Beltway”.
9. On page 69, in the second item in the un-numbered list, bold “development of Small Area Community Plans throughout the County”.
10. On pages 85 and 86, after the “Goal 2:” graphic, insert the following and re-number the actions in the subsequent 10 paragraphs.

“Goal 2, Action 1: Ensure that there are updated adequate public guidelines in place.”
11. On page 88, after the paragraph that begins “Goal 3, Action 7:” start a new paragraph and insert the following and re-number the actions in the subsequent 3 paragraphs.

“Goal 3, Action 8: Amend the Automotive Services (A.S.) Overlay District to accommodate electric vehicles and other sustainable modes of transportation.”

12. On page 91, after the fifth paragraph, insert the following.
“Goal 6, Action 7: Support community historic preservation committees so that their actions are meaningful.”
13. On page 97, at the end of the sixth paragraph that starts “Goal 1, Action 7, after “maintenance programs” insert “and lengthen the maintenance period related to reforestation”.
14. On page 99, at the end of the third paragraph that starts “Goal 2, Action 4”, after “and redevelopment” insert “, especially in the more urbanized areas of Baltimore County”; at the end of the last paragraph that starts “Goal 2, Action 9”, after “for this purpose.” insert “It is critical for the school system to participate in this effort.”
15. On page 101, at the end of the third paragraph that starts “Goal 3, Action 8”, after “campaign countywide.” insert “It is critical for the school system to participate in this effort.”.
16. On page 103, after the fourth paragraph that begins “Goal 4, Action 13” start a new paragraph and insert “Goal 4, Action 14: Phase out vacant fueling stations and incentivize for redevelopment.”
17. On page 114, at the end of the third paragraph that starts “Goal 1, Action 3”, after “transportation corridors” insert “as well as support the creation of a regional water authority.”
18. On page 121, at the end of the sixth paragraph that starts “Goal 2, Action 6”, after “requests it.” insert “Restructure the County website to make development meetings, development plans, and related information easier to locate and more user-friendly.”
19. On page 123, in the third paragraph that starts “Goal 3, Action 6”, after “Consider hiring” strike “an Equity and Inclusion Planner” and substitute “more area and community planners”.
20. On page 130, after the first paragraph that ends “support a virtual experience” start a new paragraph and insert “Goal 3, Action 7: Reform the Adequate Public Facilities Ordinance (APFO) to address chronic school overcrowding and infrastructure concerns, using best practices from other jurisdictions and the work of the APFO Task Force as a guide.”

21. On page 130, after the last paragraph that starts “Goal 4, Action 5”, start a new paragraph and insert the following.

“Goal 4, Action 6: Create a network of connecting parks through the County.

Goal 4, Action 7: Strive to increase the County’s tree canopy, especially in areas of deficiency.

Goal 4, Action 8: Promote synergies among Baltimore County Property Management, Recreation and Parks agencies, and BCPS to clarify management of shared use facilities.”

Councilman Ertel seconded the motion and these amendments passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell

Nay – None

Councilman Ertel then moved to amend this Resolution with the following amendments:

1. On page 2, in the last line of the first resolved paragraph, strike “such further modifications as deemed advisable by the Baltimore County Council” and substitute “the following modification: The Master Plan 2030 Place Type map is amended to strike the mobility node in the Lutherville-Timonium area, as identified in Exhibit A.”
2. On page 2, in the last line of the first resolved paragraph, strike “such further modifications as deemed advisable by the Baltimore County Council” and substitute “the following modification: The Master Plan 2030 Place Type map is amended to strike the hatched areas labeled “amended area” in the mobility node in the Lutherville-Timonium area, as identified in Exhibit B.”
3. On page 2, in the last line of the first resolved paragraph, strike “such further modifications as deemed advisable by the Baltimore County Council” and substitute “the following modification: The Master Plan 2030 Place Type map is amended to strike the hatched areas labeled “amended area” in the mobility node in the Lutherville-Timonium area, as identified in Exhibit C.”
4. On page 2, in the last line of the first resolved paragraph, strike “such further modifications as deemed advisable by the Baltimore County Council” and substitute “the following modification: The Master Plan 2030 Place Type map is amended to add a mobility node in the Beaver Dam Road area, as identified in Exhibit D.”

5. On page 2, in the last line of the first resolved paragraph, strike “such further modifications as deemed advisable by the Baltimore County Council” and substitute “the following modification: The Master Plan 2030 Place Type map is amended to strike the hatched areas labeled “amended area” in the regional commercial node in the Hunt Valley area, as identified in Exhibit E.”

6. On page 2, in the last line of the first resolved paragraph, strike “such further modifications as deemed advisable by the Baltimore County Council” and substitute “the following modification: In Appendix 6 (AP 6) – Baltimore County Master Plan 2030 Commonly Used Terms, on page 227, after the term, definition, and reference lines for “Livability” insert the following.

TERM	DEFINITION	MP 2030 REFERENCE SECTION
Living Document	As used in Master Plan 2030, a living document is a document, or set of documents, as required by Section 523(a) of the County Charter and Article 32, Title 2, Subtitle 2 of the County Code, that, after adoption by the County Council, may only be amended with the approval of the County Council.	Throughout

Councilman Kach seconded the motion and these amendments passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell
 Nay – None

Councilman Jones then moved to amend this Resolution with the following amendments:

1. On page 2, in the last line of the first resolved paragraph, strike “such further modifications as deemed advisable by the Baltimore County Council” and substitute “the following modifications:
 1. On page 11, in the second paragraph that starts “A Resource Page”, after “the plan.” insert “Sources listed on the Resource Page are provided for reference only and these sources and their contents are not part of the Master Plan 2030.”

2. On page 12, after the first paragraph that starts “Successful implementation” start a new paragraph and insert “The intention of the Master Plan 2030, Vision Framework is to establish high-level, strategic, goals for the County at-large. Land use decisions concerning individual parcels or projects are not required to conform to the Vision Framework and instead should be evaluated on a case-by-case basis through applicable development approval channels. While every effort will be made to implement the goals of the Vision Framework, the information contained therein shall not be considered mandates, but rather aspirational goals for the long-term planning strategy of Baltimore County.”

3. On page 48, after the first paragraph that starts “The Place Types” start a new paragraph and insert “The Primary and Secondary uses listed in the Place Types below are examples for demonstrative purposes only. The uses listed shall not limit the permitted uses of any specific project, property, or tract.”.

Councilman Patoka seconded the motion and these amendments passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell
Nay – None

Councilman Marks then moved to amend this Resolution with the following amendments:

1. On page 2, in the last line of the first resolved paragraph, strike “such further modifications as deemed advisable by the Baltimore County Council” and substitute “the following modifications:

1. On page 20, in the paragraph that starts “Through adoption”, after “URDL,” insert “and subsequent Master Plans”; after “the county has” strike “maintained a unique experience whereby one can move from more urban and suburban environments to a rural landscape dominated by agriculture, protected land and protected forested areas.” and substitute “created a growth boundary that channeled infrastructure investment and growth inside the URDL. This was based on a fiscal analysis to minimize the costs of development and to maximize the protection of sensitive resources outside the growth boundary such as the drinking water supply system for 1.8 million users.”

2. On page 54, in the paragraph that starts “Areas within”, in the second and third lines, strike “mix of established commercial and residential uses” and substitute “wide variety of areas that range from existing low density residential neighborhoods to denser mixed-use areas containing a wide variety of uses along major corridors.”; in the fourth line, strike “limited”; in the fifth line, after “redevelopment” insert “, but measures should be taken to avoid negative impacts to existing residential neighborhoods.”; in the fifth, sixth,

and seventh lines, strike “However, the nature and character of these residential neighborhoods should not substantially change within the near future. The” and substitute “Established”; strike the paragraphs that start ‘Primary Land Use” and “Secondary Land Use”.

3. On page 55, in the paragraph that starts “Areas connecting”, in the second line, strike “consist of” and substitute “have a wide variety of uses, including”; in the same line, after “commercial” insert “, office, industrial,”; in the same line, after “areas” strike “where” and substitute “and uses, usually at a denser concentration than Established Neighborhoods. Many of these areas present opportunities for”; in the third line, after “infill” insert “development and”; in the same line, after “redevelopment” strike “could occur”; in the same line, after “including” insert “adding”; in the fifth line, strike “the” and substitute “a dense”; in the same line, after “population” insert “of residents, employees, and visitors”; strike the paragraphs that start “Primary Land Use” and “Secondary Land Use”.

4. On page 63, in the paragraph that starts “Includes certain”, in the sixth and seventh lines, strike “, to the property commonly referred to as “Lafarge Quarry” (LaFarge)”.

5. Strike page 66, all inclusive.

6. On page 67, strike the paragraph that starts “years. Most”; strike the map that appears below the first paragraph.

7. On page 84, in the first paragraph, after “planning policies.” strike “Baltimore County’s Urban-Rural Demarcation Line (URDL) was established over fifty years ago and has not been systematically reviewed for at least four decades. Prior to beginning work on the next Master Plan, the Planning Board and staff should conduct a comprehensive review of the Urban-Rural Demarcation Line (URDL) to determine whether it contributed to past racial and economic segregation and is meeting the current and future needs of Baltimore County and the Baltimore region.”

8. On page 86, strike the sixth paragraph that starts “Goal 2, Action 7”.

9. On 88, after the fifth paragraph that starts “Goal 3, Action 10” start a new paragraph and insert the following.

“Goal 3, Action 11: Ensure that road expansions are consistent with the rural or suburban character of the communities where they occur. Specifically, the County shall refrain from funding or otherwise moving forward with any projects that directly connect Forge Road to Belair Road, as well as Compass Road to Wampler Road, or advance any lane expansion of Chapel Road in Perry Hall or Ebenezer Road in Middle River and White Marsh.

Goal 3, Action 12: Prioritize the construction of an eastbound connection from Philadelphia Road to White Marsh Boulevard and work to eliminate the chronic congestion in the Cowenton Avenue area near Pulaski Highway.”

10. On page 89, at the end of the third paragraph that starts “Goal 4, Action 4”, after “within UDRL” insert “where there is a clear health need – not merely to drive new development. Expand financial assistance for existing homeowners impacted by sewer projects.

11. On page 93, after the second paragraph that starts “Furthermore, during”, start a new paragraph and insert the following.

“A Small Area Plan should be initiated immediately after the adoption of this Master Plan to develop consensus regarding the future of this region. Every effort should be made to respect the beauty and character of the eastern Baltimore County waterfront, with its established neighborhoods, marinas, and other small businesses. The future of the White Marsh Town Center should be a focus of this Small Area Plan. A vision for the Lafarge Quarry should be another priority of the Small Area Plan, or legislation that establishes an overlay, with the requirement that a connection be constructed to White Marsh Boulevard that avoids local routes to the greatest extent possible; conservation and compatible development are suitable uses here. Transportation safety, the preservation of coastal regions such as the bulk of the former C.P. Crane plant, and the adequacy of fire and police stations are critical concerns throughout this area.”

In the third paragraph that starts “While retaining”, in the fourth line, strike “four” and substitute “three”; in the seventh line, strike “Special Use”.

12. On page 98, after the fourth paragraph that starts “Goal 1, Action 11” start a new paragraph and insert “Goal 1, Action 12: Support the protection and enhancement of lightly-developed, agricultural areas that remain in urbanized communities, such as the Chapel Road Corridor in Perry Hall and Hidden Waters Farm in Pikesville.”.

13. On page 99, in the fourth paragraph that starts “Goal 2, Action 5”, after ”Operation ReTree Baltimore County” strike “equity based tree planting initiative which expands tree canopy in” and substitute “to not only involve”; in the same paragraph, after “neighborhoods” insert “, but also growth areas built between 1980 and 2000 where tree planting was not a priority”.
14. On page 103, after the fourth paragraph that starts “Goal 4, Action 13” start a new paragraph and insert the following.
 - “Goal 4, Action 14: Evaluate the County’s solar facility statute to ensure impacts are minimized on historic rural communities.
 - Goal 4, Action 15: When considering development approvals of solar facility sites, target existing Brownfields, impervious surfaces, and existing commercial/industrial areas in order to minimize impacts on fertile agricultural soil.”
15. On page 128, at the end of the last paragraph that starts “Goal 2, Action 6”, after “technology” insert “, and support the construction and renovation of new and existing career and volunteer fire stations”.
16. On page 130, after the first paragraph that starts “support a”, start a new paragraph and insert “Goal 3, Action 7: Strengthen and stabilize the Belmont-Dunfield area by increasing community resources and recreational services.”.
17. On page 254, after the second paragraph that starts “However, there” start a new paragraph and insert “Land designated as Intensely Developed Areas (IDA) in the Chesapeake Bay Critical Area (CBCA) outside the URDL should be served by public water and sewer to ensure protection of high quality natural resources and restoration of impaired waterways.”.
18. On page 256, after the second paragraph that starts “Within the URDL” start a new paragraph and insert “The Chesapeake Bay Program estimates that, in the future, increased precipitation and storms of greater intensity could generate more pollutant runoff and reduce the effectiveness of stormwater best management practices. In addition, increased temperatures could have a negative impact on water quality.”
2. On page 2, in the last line of the first resolved paragraph, strike “such further modifications as deemed advisable by the Baltimore County Council” and substitute “the following modifications: The Master Plan 2030 Place Type map is amended to strike the hatched areas labeled “amended area” in the neighborhood node in the Parkville and Carney area, as identified in Exhibit A.”

3. On page 2, in the last line of the first resolved paragraph, strike “such further modifications as deemed advisable by the Baltimore County Council” and substitute “the following modifications: The Master Plan 2030 Place Type map is amended to strike the hatched areas labeled “amended area” in the regional commercial node in the White Marsh Mall area, as identified in Exhibit B.”
4. On page 2, in the last line of the first resolved paragraph, strike “such further modifications as deemed advisable by the Baltimore County Council” and substitute “the following modifications: The Master Plan 2030 Place Type map is amended to strike the hatched areas labeled “amended area” in the neighborhood node in the Pulaski Highway-Middle River area, as identified in Exhibit C.”
5. On page 2, in the last line of the first resolved paragraph, strike “such further modifications as deemed advisable by the Baltimore County Council” and substitute “the following modifications: The Master Plan 2030 Place Type map is amended to strike the Lafarge Quarry area from the Special Use Place Type, identified by the grey and red crosshatched area labeled “Amended Place Type” in Exhibit D.”
6. On page 2, in the last line of the first resolved paragraph, strike “such further modifications as deemed advisable by the Baltimore County Council” and substitute “the following modification: The Master Plan 2030 Place Type map is amended to add a neighborhood node in the Belmont-Dunfield area, as identified in Exhibit E.”

Councilman Jones seconded the motion and these amendments passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell
Nay – None

Councilman Ertel then moved to amend this Resolution with the following amendments:

1. On page 2, in the last line of the first resolved paragraph, strike “such further modifications as deemed advisable by the Baltimore County Council” and substitute “the following modifications:
 1. On page 84, after the sixth paragraph that starts “Goal 1, Action 6” start a new paragraph and insert “Goal 1, Action 7: Review zoning regulations to prevent the oversaturation of certain businesses, such as the concentration of self-storage warehouses, tattoo parlors, fuel stations, and auto parts stores within a few blocks, or dollar stores that anchor older shopping centers.”; re-number the following paragraph that starts ‘Goal 1, Action 7’ to be “Goal 1, Action 8”; on page 85, re-number Actions 8 through 11 for Goal 1 to increase the Action number by 1.

2. On page 89, after the fifth paragraph that starts “Goal 4, Action 6” start a new paragraph and insert Goal 4, Action 7: Review and expand the County’s annual road resurfacing budget to repair, replace, and/or repave a greater number of roads that currently have a poor rating such that the number of poorly rated roads decreases each year.”.

3. On page 108, after the sixth paragraph that starts “Goal 2, Action 10” start a new paragraph and insert “Goal 2, Action 11: Expand opportunities for job training to meet the employment needs in the County’s industrial corridors and manufacturing areas.”.

4. On page 123, after the fourth paragraph that starts “Goal 3, Action 7” start a new paragraph and insert “Goal 3, Action 8: Support community education programs on code enforcement issues such as high grass and weeds, nuisances, proper trash containment and disposal, rat eradication, and other violations that affect the quality of life of communities and neighborhoods.”.

13. On page 256, after the bolded heading titled “Stormwater Impacts”, start a new paragraph and insert “Currently, the County’s stormwater management infrastructure is often inadequate in the face of severe weather events that are becoming a more regular occurrence. Specifically, many recent significant rain events have caused some vital County sewer pipes to fail.”.

Councilman Kach seconded the motion and these amendments passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel, Crandell
Nay – None

Councilman Crandell then moved to amend this Resolution with the following amendment:

1. On page 2, in the last line of the first resolved paragraph, strike “such further modifications as deemed advisable by the Baltimore County Council” and substitute “the following modification: The Master Plan 2030 Place Types map is hereby amended to remove all nodes and sections of nodes that are located within the 7th Councilmanic district.”

Councilman Jones seconded the motion and these amendments passed by the following roll call vote:

Aye - Young, Kach, Jones, Marks, Ertel, Crandell
Nay – Patoka

Thereafter, upon motion by Councilman Ertel, seconded by Councilman Kach, Resolution 4-24, as amended, passed by the following roll call vote:

Aye - Young, Patoka, Kach, Jones, Marks, Ertel
Nay – Crandell


4. Res. 7-24 – Accept donation – Parcel of land – 2005 Old Bosley Road, 21093

This Resolution was for introduction only.

5. Res. 8-24 – Payment in lieu of property taxes (PILOT) – Essex 2 Limited Partnership

This Resolution was for introduction only.

There being no further business to come before the Council at this time, upon motion by Councilman Patoka, seconded by Councilman Crandell, the meeting was adjourned at 8:13 P.M.


Thomas H. Bostwick
Legislative Counsel/Secretary