

MINUTES

Baltimore County Planning Board Meeting

February 3, 2022

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  - d. Resolution 2-22 Approve County’s Contribution – purchase of certain development rights easements on property

Adjournment of the Board Meeting

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Appendices

**Appendix A Presentation:** Department of Public Works and Transportation Staff – Transfer Station Amendment to the Solid Waste Plan – 7600 Rolling Mill Road

**Appendix B Presentation:** Department of Public Works and Transportation Staff – Basic Services Maps

*Note: A copy of the appendices is located in the official Planning Board files.*

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Minutes

January 20, 2022

Call to Order, Introduction of Board Members

Chairwoman Hafford called the meeting to order at 4:15 p.m. and welcomed everyone. A roll call to account for the members of the Board was called and the following members were:

<u>Present</u>	<u>Absent</u>
1. Ms. Nancy Hafford, Chair	1. Ms. Cathryn Pinheiro
2. Mr. Robert Schweitzer	2. Mr. Steven Heint
3. Mr. C. Scott Holupka	3. Mr. Howard Perlow
4. Mr. Derick Johnson	
5. Ms. Cathy Wolfson	
6. Mr. Wayne McGinnis	
7. Mr. Mark Heckman	
8. Mr. Todd Warren	
9. Mr. Henry Callegary	
10. Mr. George Fotis	
11. Mr. Peter Arrey	
12. Ms. Beverly German	

County staff present included Steve Lafferty, Amy Mantay, Ngone Diop, Jen Nugent, Krystle Patchak, Taylor Bensley, Marsha Tracey, Brett Williams and Austin Broderick from the Department of Planning. Jacob Knapp from the Department of Budget and Finance. Lisa Eicholtz, Erin McKenna-Streyle, Dave Bayer, Kristoffer Nebre, Jeannette Applauso, and Richard Keller from the Department of Public Works and Transportation.

**Review of Today’s Agenda**

Chairwoman Hafford asked staff if any changes were made to the agenda. There were no changes to the agenda.

**Minutes of the January 20<sup>th</sup>, 2022 Meeting**

Chairwoman Hafford asked the Planning Board members if they had any changes regarding the minutes from the January 20<sup>th</sup>, 2022 meeting. No changes were proposed and the Chair entertained a motion to accept the draft minutes. Mr. Warren made the motion, seconded by Mr. Heckman and passed unanimously at 4:18 p.m.

**Item for Introduction**

1. Transfer Station Amendment to the Solid Waste Management Plan – 7600 Rolling Mill Road

Chairwoman Hafford introduced Mr. Richard Keller from the Baltimore County Department of Public Works and Transportation.

Mr. Keller began his presentation explaining that Department of Public Works and Transportation need approval from the Planning Board on the Transfer Station Amendment and need to have a public hearing on this amendment.

Specifics on the transfer station include:

- Will accept both municipal solid waste and construction demolition material

- Financed through private capital
- Five (5) percent of the material will be recovered for recycling
- Process 500 tons of material daily

Questions were requested from the Board Members.

Mr. Warren: Where is it transferred to?

Mr. Keller: It will probably go to two (2) private facilities in the region.

Mr. Schweitzer: Will this transfer station be located near the old Eastern Stainless property?

Mr. Keller: I will have to get back to you on the location.

Ms. Wolfson: Is this a public/private partnership?

Mr. Keller: No, this is a private facility, but has to go through our amendment process.

Mr. Warren: Previously we heard that Baltimore County was down to the last facility, or area for a landfill. Will this help with that?

Mr. Keller: That is a possibility

Mr. Holupka: Do we have similar facilities to this proposal in the County?

Mr. Keller: Not aware of any, but will check on it.

Mr. Warren: Is 5% recycled material a typical amount?

Mr. Keller: It is 5% of the total material.

Mr. Warren: What is C&D?

Mr. Keller: Construction and Demolition

Mr. Lafferty: From the questions tonight, you have an idea of what is needed for the public hearing. What is the impact on Eastern Sanitary Landfill and does this diminish the material that goes into the landfill, or how does it alter the whole solid waste stream. The County is taking an aggressive look at that.

Mr. Keller: Thank you.

Mr. Lafferty: You may want to provide an aerial view for the public and Planning Board.

Mr. Heckman: Has the public been notified regarding this facility?

Mr. Keller: Yes, by press release and there is a notice and sign at the facility.

Mr. Lafferty: Our Community Planners can provide outreach to the community regarding public hearing.

With no further questions, Chairwoman Hafford called for a motion to set a public hearing. Mr. Holupka made the motion: **Be It Moved**, that the Baltimore County Planning Board set a public hearing regarding the Transfer Station Amendment to the 10 Year Solid Waste Management Plan for Thursday, February 17, 2022 at 5 p.m.. The motion was seconded by Mr. McGinnis and passed by the Board.

**Other Business**

1. Recent County Council legislation of interest to the Board: Ms. Tracey gave a report on the recent legislation passed by the County Council, of interest to the Board.
  - a. Bill 110-21 Zoning Regulations – Signs
  - b. Bill 112-21 Planned Unit Developments – Extension of Time for State of Emergency
  - c. Bill 113-21 Backyard Chickens
  - d. Resolution 2-22 Approve County’s Contribution – purchase of certain development rights easements on property

Following the report Chairwoman Hafford thanked Ms. Tracey.

**Adjournment of the Board Meeting**

Chairwoman Hafford called for adjournment of the Board Meeting. A motion was offered by Mr. Warren and passed unanimously, ending the meeting at 4:28 p.m.

**Baltimore County Planning Board Public Hearing  
February 3, 2022**

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

Chairwoman Hafford called the meeting to order at 4:30 p.m. The following members were:

<u>Present</u>	<u>Absent</u>
1. Ms. Nancy Hafford, Chair	1. Ms. Cathryn Pinheiro
2. Mr. Robert Schweitzer	2. Mr. Steven Heintz
3. Mr. C. Scott Holupka	3. Mr. Howard Perlow
4. Mr. Derick Johnson	
5. Ms. Cathy Wolfson	
6. Mr. Wayne McGinnis	
7. Mr. Mark Heckman	
8. Mr. Todd Warren	
9. Mr. Henry Callegary	
10. Mr. George Fotis	
11. Mr. Peter Arrey	
12. Ms. Beverly German	

County staff present included Steve Lafferty, Amy Mantay, Ngone Diop, Jen Nugent, Krystle Patchak, Taylor Bensley, Marsha Tracey, and Brett Williams from the Department of Planning. Jacob

Knapp from the Department of Budget and Finance. Lisa Eicholtz, Jeanette Applauso, Erin McKenna-Streyle, Dave Bayer, and Kristoffer Nebre from the Department of Public Works and Transportation.

### **Item for Public Hearing**

#### **1. Basic Services Maps**

Chairwoman Hafford welcomed everyone and introduced Ms. Erin McKenna-Streyle of the Baltimore County Department of Public Works and Transportation (DPWT). Ms. McKenna-Streyle introduced the Basic Services Maps at the Planning Board meeting on January 20, 2022, and will further present the maps tonight.

Ms. McKenna-Streyle began her presentation of the Draft Basic Services maps for Public Water and Sewer Systems and Transportation. The maps are part of the County wide master plan standards and guidelines. Maps are updated annually and include areas deficient in public water, sewer and transportation. Each service area has its own standard for determining deficiency.

**Water System:** Deficiency in the water system is determined by measuring the water pressure. The City of Baltimore is the owner of the public water system and performs hydrant tests on a 9 year cycle. There are 14,536 hydrants in the County. The County does not currently have any known deficient areas in the water supply system.

**Sewer System:** Dave Bayer (DPWT) presenting. Areas of concern:

- Richland Manor in Perry Hall, a waste water treatment plant that during heavy rainfall the plant becomes temporarily overwhelmed which caused failure to meet discharge permit requirements. Completed a couple of rehabilitation projects in this area and have one more rehabilitation project planned.
- Parkville, four (4) sanitary sewer overflow structures that become overwhelmed during heavy rainfall. Completed a lot of rehabilitation including lining the existing sewers in that area and have built a release sewer that is 90% complete with another relief sewer planned for the near future.
- Brooklandville, sanitary sewer system becomes overwhelmed during heavy rainfall. Two (2) relief sewer projects are under design and should be constructed in the near future.
- City/County Line, in three (3) separate areas where sanitary sewer system overflow structures become overwhelmed during heavy rainfall. Working on rehabilitation in those area to eliminate water that gets into the sewer system. Working with Baltimore City on additional improvements.

**Traffic Maps:** Kris Nebre, Traffic Engineer, Bureau of Transportation. Intersections are physically counted, during the period when schools are in session, Monday thru Thursday, during AM and PM peak hours. The Traffic Basic Service Map is available online at:

<https://www.baltimorecountymd.gov/departments/publicworks/basicservices.html>

Mr. Nebre concluded his presentation and questions were requested from the Board.

Mr. Warren: The area of Beaver Dam you said the Council made it a D or F?

Mr. Nebre: The Council 2021 Basic Services Map rated this area an F. From our observations it was a C, however per the 2021 bill on Basic Services Map we present this information.

Mr. Lafferty: Sewer Capacity, Brooklandville, you said there are two (2) sewer relief lines being worked on. What is the time frame for those?

Mr. Bayer: One is in design and the other will require some offsite easements so that process has started.

Mr. Lafferty: Sewer Capacity, Parkville. What is the status of the relief sewer work?

Mr. Bayer: One is 90% complete and the other should be starting very soon – 9 months to complete.

Mr. Lafferty – Status of Edmondson Avenue/Overbrook area near Catonsville?

Mr. Bayer: A lot of rehab in that area. Relief sewer work done. Baltimore City needs to complete improvements on their side. Due to the city consent order it's going to take them a significant period of time maybe another year or so to determine what they need to do.

Mr. Lafferty: Until these improvements are made what is the potential implication for any development or redevelopment?

Mr. Bayer: There is a special concern – we prohibit any connections in that area.

Ms. Wolfson: How does failing areas impact Commercial Revitalization Districts?

Mr. Bayer: Commercial Revitalization Districts are exempt from the moratorium.

Mr. Holupka: Do you have estimates of how much the system should be able to handle or is it based on when it fails?

Mr. Bayer: The West side has four (4) overflow structures so when the water exits the system through those pipes, and it gets into a storm drain or sanitary sewer that's when we know there is too much in the system – when it overflows.

With no further questions from the Board and no one signed up to speak, Chairwoman Hafford asked for comments from the Chat.

The following questions were received from Ms. Hamidi:

Ms. Hamidi: When you say you can't develop at a failing intersection within what distance of the intersection is development precluded?

Mr. Nebre: There is a shed associated with that intersection and within that shed is where the moratorium is applicable.

Ms. Hamidi: What makes a sewer district deficient versus of concern?

Mr. Bayer: The rest of the master treatment plant where we exceed the permit requirements is identified as a deficient area in the areas where we have identified sanitary sewer overflow is a special concern.

Ms. Hamidi: Can you be more specific about the improvement projects planned to the sewers in Brooklandville?

Mr. Bayer: One is a 12 inch sewer and both are a couple hundred feet long located behind the Benedictine Sisters just off Joppa Road.

With no further questions, Chairwoman Hafford thanked everyone and called for a motion to adjourn the public hearing. The motion was made by Ms. Wolfson and approved by the Board and the meeting was adjourned at 4:56 p.m.

The Board was then reminded of a 5:30 CIP Meeting.