

MINUTES

Baltimore County Planning Board Meeting

June 2, 2022

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Appendix A Presentation: Department of Planning Staff – 4308 Milford Mill Road, Milford Mill Station – Development in a MR Zone

Appendix B Presentation: Timothy Kotroco, Counsel - 4308 Milford Mill Road, Milford Mill Station – Development in a MR Zone

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

Minutes
April 21, 2022

Call to Order, Introduction of Board Members

Chairwoman Hafford called the meeting to order at 4:00 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	
4. Mr. Derick Johnson	
5. Ms. Cathy Wolfson	
6. Mr. Wayne McGinnis	
7. Mr. Mark Heckman	
8. Mr. Howard Perlow	
9. Mr. Todd Warren	
10. Mr. Henry Callegary	
11. Mr. George Fotis	
12. Mr. Peter Arrey	
13. Ms. Beverly German	

County staff present included Steve Lafferty, Amy Mantay, Jen Nugent, Ngone Diop, Amy Menzer, Krystle Patchak, Taylor Bensley, Marsha Tracey, Megan Benjamin, April Smith, Jacob Compher, Te-Sheng Huang and Myles Muehlberger from the Department of Planning.

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 April 21st, 2022 Meeting

Chairwoman Hafford asked the Planning Board members if they had any changes regarding the minutes from the April 21st, 2022 meeting. No changes were proposed and the Chair entertained a motion to accept the draft minutes. Mr. Warren moved to accept the April 21st, 2022 minutes as drafted. Mr. Arrey seconded the motion, which passed unanimously at 4:03 p.m.

Item for Introduction

1. 4308 Milford Mill Road, Milford Mill Station – Development in a MR Zone

Chairwoman Hafford introduced Ms. Jennifer Nugent, Division Chief, Development Review, Baltimore County Department of Planning.

Ms. Nugent began her presentation providing a general overview of the Manufacturing Restricted (MR) Zone. MR Zone development does not come up very often for proposed development. The last one was in 2015. With the Planning Boards involvement, it ensures effective control of uses for property and protection for neighboring residential zones.

- MR Zones may only be created by petition, owner shall file with the Director of Planning a proposed development plan

- The Planning Board has 30 days from the receipt of the plan to make recommendations in writing to the Administrative Law Judge
- Administrative Law Judge holds a public hearing and pass an order to approve or disapprove the plan. An appeal may be taken from such order to the County Board of Appeals
- Plan must meet requirements and regulations of a MR Zone
- Proposed Project is a Self-Storage Facility:
Gross Site Area: 56,326 sq. feet
Proposed Building: 117,000 sq. feet (19,300 SF per floor)
Use: Self Storage facility
Rear Setback: 98 feet (50' required)
Side Setback: 25 feet (50' required)
Front Setback: 45 feet (75' required)
Residential Setback: 65 feet (125' required)
Parking setback: 45 feet (25' required)
- Proposed Development is appropriate for the zone (Requested preliminary feedback from other county reviewing agencies)

Pictures of the site were provided to show location and existing infrastructure in area.

Should the Planning Board go ahead and move forward with proposal, Planning staff pointed out the following observations:

- Site plan does not show orientation of the building to confirm zoning relief being requested
- Site plan also lacking indication of traffic flow, loading/unloading areas
- Does not seem to be sufficient parking and locations of public entrances into the building and entrances to access storage lockers are not shown
- The access location in proximity to the signalized intersection could be a concern
- There is a potential floodplain in the southwest corner of the site
- Retaining walls are not permitted in the county right of way/easement area
- Requirements for Forest Conservation will need to be addressed
- Storm Water Management needs to be addressed, nothing is shown on current plan

Questions were requested from the Board Members.

Mr. Arrey: Plan moves forward with conditions?

Jen: This is a preliminary review. There is still a lot of detailed engineering that needs to happen. Mr. Kotroco may have some answers how they plan to proceed to the next level should the Planning Board decide to move forward.

Ms. Wolfson: Fifty years ago, Tropical Storm Agnes flooded this area. Serious consideration needs to be given to floodwater control, storm water management here. Especially with the proximity to Gwynn's Falls and the rail line. Both CSX and Metro Line.

Mr. Heckman: How did Planning staff feel about the big 3 story blank wall right across from residential?

Ms. Nugent: It would be reviewed when the development plan comes through the county review process.

Ms. Wolfson: Are the residential units rental units, if so, it's unlikely those residents would testify about the view.

With no further questions, Chairwoman Hafford asked Ms. Nugent if she had anything further to add and thanked her for her presentation.

Chairwoman Hafford introduced Mr. Timothy Kotroco, Counsel for the Developer.

Mr. Kotroco provided the following information:

We are in the conceptual stage of process. Major part of our work is when we go before the Administrative Law Judge and County Development Review. So at this conceptual stage it is a simple self-storage building proposal. This site was at one time part of the Warren Park Apartment complex. It was separated years ago when Milford Mill Road was raised to go over the railroad tracks. The elevation at this area of Milford Mill is about 25 feet or so higher in elevation with this site sitting down below. You won't see much of the building façade.

In 2013, received approval from zoning commissioner and Administrative Law Judge that the site was buildable and developable. Mr. Kotroco provided pictures of the surrounding businesses and the slope/topography of the site. Rick Williams did the engineering work and clarified there is no floodplain on the property. There are wetlands, but site is entirely outside of the floodplain.

Chairwoman Hafford thanked Mr. Kotroco and asked if the Board had any questions for Mr. Kotroco.

Mr. Holupka: Why is this project coming to us at this early stage of the process?

Mr. Kotroco: It is a requirement in the MR Zone.

Mr. Arrey: This is a first step approval and you will be back later?

Mr. Kotroco: Planning Board is the first step in this process and we will not come back before the Board.

Ms. Nugent: We did assess the proposal and think it's appropriate. Our intention is to try to work to get a better design for this project. Project will have to work through any of the other county agencies concerns, such as; traffic, storm water management and zoning setbacks.

Ms. Wolfson: Will the mature trees remain.

Mr. Kotroco: They will remain as they are on the county right-of-way. We will submit a landscape plan for the site.

With no further questions, Chairwoman Hafford called for a motion to set a public hearing for 4308 Milford Mill Road, Milford Mill Station – Development in a MR Zone.

Mr. Holupka offered: **Be It Moved That** the Baltimore County Planning Board set a public hearing regarding development in a MR Zone, Milford Mill Station, 4308 Milford Mill Road for Thursday, June 16, 2022 at 5 p.m. The Motion was seconded by Mr. Arrey and passed unanimously at 4:34 p.m.

Other Business

2. Report from the May 12, 2022 meeting of the Landmarks Preservation Commission was provided by Ms. Bensley. Following the reports, Chairwoman Hafford thanked Ms. Bensley.

3. 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 25-22 2022 Basic Services Maps
 - b. Resolution 15-22 Rank (5) Rural Legacy Area Plan Applications

Following the report, Chairwoman Hafford thanked Ms. Tracey.

Ms. Hafford advised the Board that the June 16th meeting is scheduled to be an in-person meeting at this time, but we will keep you posted if circumstances change closer to that date.

Mr. Warren: Inquired on a report that was requested at the April 21st meeting regarding the number of vacant lots in the county.

Mr. Lafferty: Offered apology and will request this information and provide it to the Planning Board.

Adjournment of the Board Meeting

Chairwoman Hafford called for adjournment of the Board Meeting. A motion was offered by Mr. Warren, Seconded by Ms. Wolfson and passed unanimously, ending the meeting at 4:39 p.m.