

MINUTES

Baltimore County Planning Board Meeting

January 19, 2023

Contents

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

Review of Today’s Agenda

Minutes of the January 5, 2023 Meeting

Capital Improvement Program Process Special Presentation

*A Special Presentation by County Executive John A. Olszewski, Jr.
An Introduction of the Fiscal Year 2024-2029 Capital Improvement Program Process*

Items for Introduction

- 1. Basic Services Maps

Other Business

- 2. Report from the January 12, 2023 Meeting of the Landmarks Preservation Commission
- 3. Recent County Council legislation of interest to the Board:
 - a. Resolution 48-22 – Baltimore County Water Supply and Sewerage Plan

Adjournment of the Board Meeting

**Public Hearing by the
Baltimore County Planning Board**

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

Item for Public Hearing

- 1. Updates to the Comprehensive Manual of Development Policies, Section III: Commercial Development within the Urban-Rural Demarcation Line**

**Comments by citizens

Adjournment of Public Hearing

Appendices

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

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

**Baltimore County Planning Board Meeting Minutes
January 19, 2023**

Call to Order, Introduction of Board Members

Chairwoman Hafford called the meeting to order at 4:00 PM and welcomed everyone. A roll call to account for the members of the Board was conducted and the following members were:

Present	Absent
1. Ms. Nancy Hafford, Chair	1. Mr. Derick Johnson
2. Mr. Peter Arrey	2. Mr. George Fotis
3. Ms. Emily Brophy	3. Mr. Steven Heintz
4. Ms. Beverly German	4. Mr. Todd Warren
5. Mr. Mark Heckman	
6. Mr. C. Scott Holupka	
7. Mr. Wayne McGinnis	
8. Mr. Howard Perlow	
9. Ms. Cathryn Pinheiro	
10. Ms. Cathy Wolfson	

Attending County staff included Mr. Steve Lafferty, Ms. Amy Mantay, Ms. Jenifer Nugent, Ms. Ngone Seye Diop, Ms. Jennifer Meacham, Mr. Kristopher Weaver, Mr. Myles Muehlberger, Mr. Austin Broderick, Ms. Khadija Smith, Mr. Henry Ayakwah, Ms. Courtney Rachuba, Ms. Laura Wolfe, and Ms. Taylor Bensley, all of the Department of Planning; County Executive John A. Olszewski, Jr.; and Ms. D'Andrea Walker, Mr. Anthony Russell, Ms. Lisa Eicholtz, and Ms. Jeannette Applauso from the Department of Public Works and Transportation.

Review of Today's Agenda

Ms. Bensley reported no changes to the Tentative Agenda published January 12, 2023.

Minutes of the January 5, 2023 Meeting

Chairwoman Hafford asked the Planning Board members if they had any changes to the January 5, 2023 Minutes. Hearing none, Chairwoman Hafford called for a motion to approve the Minutes as drafted. Ms. Wolfson moved to approve the Minutes as drafted. Mr. Arrey seconded the motion, which passed at 4:03 PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Ms. German, Mr. Heckman, Mr. Holupka, Mr. McGinnis, Mr. Perlow, Ms. Pinheiro, and Ms. Wolfson. There were no dissenting votes.

Capital Improvement Program Process Special Presentation

*A Special Presentation by County Executive John A. Olszewski, Jr.
An Introduction of the Fiscal Year 2024-2029 Capital Improvement Program Process*

Chairwoman Hafford welcomed County Executive Olszewski to deliver a presentation on the Fiscal Year 2024-2029 Capital Improvement Program Process.

County Executive Olszewski first thanked all members of the Planning Board for their service and time to the residents of Baltimore County. He explained Baltimore County had worked on closing their deficit, instilling equity and sustainability, and strengthening schools and communities. He stated investments had been made in education, public safety, and infrastructure. He continued that Baltimore County had allocated resources equitably with the creation of affordable housing funds, equity districts, community development organization for Liberty Road, and a comprehensive recovery initiative for Essex.

County Executive Olszewski stated there was an increase in spending for education and school improvements in Baltimore County over the next 15 years, which included a new Scotts Branch Elementary School, a new Red House Run Elementary School, an addition to Dundalk High School, and additional security measures and cameras. For Recreation and Parks, he stated that funds were increased to expand the Park Acquisition Program, for the creation of a new STEAM Center in Randallstown, Sparrows Point Park, and for the Local Comprehensive Enhancement Program.

He continued and stated that there were funds for a massive renovation project for the Woodlawn Branch of the Baltimore County Public Library, a new Catonsville Fire Station, underground storage tanks, and investments in the new Security Square Mall. He explained the success of the Towson Loop, investments for sustainability, creation of the Urban Reforestation and Forest Maintenance Division of Environmental Protection Services, a Green Infrastructure in Department of Public Works and Transit, the installation of 1,000 street trees, expanded maintenance and inspection of county Forest Conservation Easements, and Baltimore County's use of six electric vehicles expected early 2023. County Executive Olszewski noted the success and fourth year of the Signature Town Hall Series, where Baltimore County heard from communities and residents.

County Executive Olszewski stated the General Obligation Bonds for school construction, public works infrastructure, government buildings and activities, water way improvements, and land preservation activities. He explained that, for education, a long-term multi-year improvement plan had been created for all schools in Baltimore County. The Baltimore County Government had a consultation with community and education partners to eliminate the need for trailers, funding efforts for expanded pre-k, safety, and modernization of oldest high schools. County Executive Olszewski concluded his presentation, thanked the Board for their time.

Chairwoman Hafford thanked the County Executive and asked if the Board members had any questions.

Mr. McGinnis thanked the County Executive for his attention to the northern part of Baltimore County. He stated that the Department of Economic Development had forwarded a recommendation for a Department of Agriculture. Mr. McGinnis explained there were 75,000 acres of permanently preserved agriculture, plus 25,000 acres for environmentally concerned, for a total of 100,000 acres, stressing the importance of the northern part of the County for the development of food, environmental concerns, and the production of clean water. He stated he hoped Baltimore County would recognize the Department of Agriculture as a needed part of Baltimore County Government.

Mr. McGinnis noted that, for the last seven years, the northern part of the County, Hereford High School had been the leading school in the state for after school participation, and at the top of the number of athletic accomplishments, team and individual championships; still, they had the same indoor facilities they had 40 years ago. He stated that additional space, which community had requested, was necessary, but that requests had been ignored.

County Executive Olszewski thanked Mr. McGinnis for his leadership and advocacy for Agriculture and Northern County. He stated he would take a serious look at recommendations during the operational budget for Agricultural communities. In addition, part of capital process included the creation of the Northern County Senior Center. He explained that the County he would look into gym and community space, in addition to needs of Hereford and the surrounding community. He finished by stating he was very proud of how the County had grown for preservation investments and for land preservation.

Ms. Wolfson thanked the County Executive for the attention being given to Liberty Road, and shared her excitement for the proposed STEAM Center.

Mr. McGinnis stated that the Hereford Recreation Council had to go to other counties and even southern Pennsylvania for space to practice and participate in activities.

With no other questions or comments from the Board, Chairwoman Hafford thanked County Executive Olszewski for his time.

Items for Introduction

1. Basic Services Maps

Chairwoman Hafford introduced Ms. Jeannette Applauso from the Department of Public Works and Transportation to present the annual review of the Basic Services Maps.

Ms. Applauso introduced herself and said she was an Engineer in the Sewer and Design section of Public Works and Transportation. She was joined by David Bayer of the Sewer and Design section, Chris Nebre of Traffic Engineering, and Bureau Chief Lisa Eicholtz. Ms. Applauso explained that the Draft Basic Services Maps were a part of the County-wide Master Plan. She stated they were updated annually per County Zoning Regulations and include areas that are deficient. This year's Basic Services Maps had no deficiency in public water system, there were no changes to sewer deficient areas and areas of concern from 2022 and 2023, and transportation had the same number of deficiencies (13) from 2022 to 2023; one intersection improved from F to D. Ms. Applauso explained that D, E, and F Levels of Service are considered to be deficient. She explained that deficient areas are defined for each basic service as follows: a deficiency in the water system is defined as a failing fire flow test that measures the residual water pressure at the nearest public fire hydrant; a deficiency in the public sewer system is determined by a lack of capacity to convey existing sewage flows; and a deficiency in the transportation system is determined by a lack of capacity to provide a standard level of service within arterial and arterial collector intersections. Ms. Applauso concluded her presentation by thanking the Board for their time on the matter.

Chairwoman Hafford thanked Ms. Applauso for her presentation, and opened up the floor for questions or comments from the Board.

There were no questions or comments from the Board.

Chairwoman Hafford called for a motion to set a Public Hearing. Mr. Holupka moved that the Baltimore County Planning Board set a public hearing, as specified under BCZR Section 4A02.3.E.1, for Thursday, February 2nd, 2023 at 4:30 PM for the Board to receive comments and concerns from the citizens of Baltimore County. Mr. Perlow seconded the motion, which passed at 4:21 PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Ms. German, Mr. Heckman, Mr. Holupka, Mr. McGinnis, Mr. Perlow, Ms. Pinheiro, and Ms. Wolfson. There were no dissenting votes.

Chairwoman Hafford reminded the Board that the hearing would be held in person.

Other Business

- 2. Report from the January 12, 2023 Meeting of the Landmarks Preservation Commission

Ms. Bensley gave a report on the major actions of the Landmarks Preservation Commission at their January 12, 2023 meeting.

- 3. Recent County Council legislation of interest to the Board

Ms. Bensley gave a report on the recent legislation passed by the County Council of interest to the Board:

- a. Resolution 48-22 – Baltimore County Water Supply and Sewerage Plan

Adjournment of the Board Meeting

Chairwoman Hafford called for a motion to adjourn the meeting. Ms. Pinherio moved to adjourn the meeting. Mr. Heckman seconded the motion, which passed at 4:22 PM with affirmative votes being cast by Mr. Arrey, Ms. Emily Brophy, Ms. German, Mr. Heckman, Mr. Holupka, Mr. McGinnis, Mr. Perlow, Ms. Pinheiro, and Ms. Wolfson. There were no dissenting votes.

The meeting adjourned at 4:22 PM.

**Baltimore County Planning Board Public Hearing Minutes
January 19, 2023**

Call to Order, Introduction of Board Members

Chairwoman Hafford called the Public Hearing to order at 4:45 PM and welcomed everyone. A roll call to account for the members of the Board was conducted and the following members were:

Present	Absent
1. Ms. Nancy Hafford, Chair	1. Mr. George Fotis
2. Mr. Peter Arrey	2. Mr. Steven Heintz
3. Ms. Emily Brophy	3. Mr. Todd Warren
4. Ms. Beverly German	
5. Mr. Mark Heckman	
6. Mr. C. Scott Holupka	
7. Mr. Derick Johnson	

8. Mr. Wayne McGinnis 9. Mr. Howard Perlow 10. Ms. Cathryn Pinheiro 11. Ms. Cathy Wolfson	
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Attending County staff included Mr. Steve Lafferty, Ms. Amy Mantay, Ms. Jenifer Nugent, Ms. Ngone Seye Diop, Ms. Jennifer Meacham, Mr. Kristopher Weaver, Mr. Myles Muehlberger, Mr. Austin Broderick, Ms. Khadija Smith, Mr. Henry Ayakwah, Ms. Courtney Rachuba, Ms. Laura Wolfe, and Ms. Taylor Bensley, all of the Department of Planning; County Executive John A. Olszewski, Jr.; and Ms. D'Andrea Walker, Mr. Anthony Russell, Ms. Lisa Eicholtz, and Ms. Jeannette Applauso from the Department of Public Works and Transportation.

Item for Public Hearing

1. Updates to the Comprehensive Manual of Development Policies, Section III: Commercial Development within the Urban-Rural Demarcation Line

Chairwoman Hafford welcomed everyone and explained that, on January 5, 2023, Ms. Jenifer Nugent of the Department of Planning introduced the Updates to the Comprehensive Manual of Development Policies, Section III: Commercial Development within the Urban-Rural Demarcation Line, and that she was present to further present the plan. Chairwoman Hafford explained that, following Ms. Nugent’s presentation, the Board would have the opportunity to hear from the members of the public.

Ms. Nugent stated she had nothing additional to add from her introduction presentation on January 5th, but that she was available for any questions from the Board.

Chairwoman Hafford thanked Ms. Nugent and opened up the floor for questions or comments from the Board.

Mr. Heckman stated they had received a letter from a constituent which asked for specifics. He asked why the Department of Planning had made recommendations for electric charging stations when it wasn’t clearly codified in the Zoning Regulations. Ms. Nugent stated the CMDP were just guidelines. She explained Planning would like this to be continually evolving document, and that staff was looking into the future with best practices and solutions, and encouraging auxiliary uses like electric vehicle, solar power energy etc.

Ms. Wolfson stated that the letter addressed service stations backing up to residential. She questioned whether guidelines should be put into place where the owner of a business locates the tanks in the front of the business. She commented on the lighting issues, stating there was too much light pollution and that lighting should be directed to pedestrian and street use only. Ms. Nugent explained that the CMDP was guiding document, that developments were taken on a case by case basis, and that the Department focused on protection of the communities. She noted that standards and practices were utilized with lighting to protect surrounding area by regulatory agencies.

Mr. Perlow stated that many major commercial highways were 80/90 years old, and regulations were different back then. He explained that the focus should on redevelopment, not looking back on the past.

Mr. McGinnis stated he agreed with a lot of the comments in the letter and would like to see all addressed.

There were no other questions or comments from the Board.

With no further comments or questions from the Board, Chairwoman Hafford began calling on members of the public who had signed up to speak on the topic. She reminded members of the public that the purpose of the Public Hearing was to discuss the CMDP and requested speakers stay on topic.

Whitney Dudley of Lutherville, who is also a Baltimore County Government employee, wanted to share concerns about transit oriented development (TOD) process and application process. Chairwoman Hafford reminded Ms. Dudley that the Public Hearing was regarding the CDMP. Ms. Dudley had no additional comments.

Ms. Pamela Shaw, President of Lutherville Community Association, noted that the January 5th Planning Board meeting recording was very hard to hear. She stated had concerns about mixed use developments and TOD's, explaining that they were not the same and that the Mixed Use/TOD Section of the CMDP did not clarify the differences of the two. Ms. Shaw continued that TOD was supposed to be focusing on transit and requested her comments be taken into consideration.

There were no other speakers.

With no further speakers, Chairwoman Hafford thanked Ms. Nugent and the members of the public for their participation. She advised that the matter was tentatively scheduled for vote at the February 2nd, 2023 Planning Board meeting.

Adjournment of the Public Hearing

Chairwoman Hafford called for a motion to adjourn the Public Hearing. Mr. McGinnis moved to adjourn the Public Hearing. Mr. Arrey seconded the motion, which passed at 4:57 PM with affirmative votes being cast by Mr. Arrey, Mr. Callegary, Mr. Fotis, Ms. German, Mr. Heckman, Mr. Holupka, Mr. Johnson, Mr. McGinnis, Mr. Perlow, Ms. Pinheiro, and Ms. Wolfson. There were no dissenting votes.

The Public Hearing adjourned at 4:57 PM.