

MINUTES

Baltimore County Planning Board Meeting

February 16, 2023

Contents

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

Review of Today’s Agenda

Minutes of the February 2, 2023 Meeting

Items for Introduction

- 1. Land Preservation, Parks and Recreation Plan 2022 (LPPRP)

Items for Discussion and Vote

- 2. Basic Services Maps

Other Business

- 3. Report from the February 9, 2023 meeting of the Landmarks Preservation Commission

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. Baltimore County Zoning Regulations Section 1B01.3.A.4 Form**

**Comments by citizens

Adjournment of Public Hearing

Reconvene Public Meeting of the
Baltimore County Planning Board

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

Item for Discussion and Vote

- 1. Baltimore County Zoning Regulations Section 1B01.3.A.4 Form

Adjournment of the Board Meeting

Appendices

- Appendix A** Land Preservation, Parks and Recreation Plan 2022 and Staff Presentation
- Appendix B** 2023 Basic Services Maps and Staff Presentation
- Appendix C** Baltimore County Zoning Regulations Section 1B01.3.A.4 Form

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

**Baltimore County Planning Board Meeting Minutes
February 16, 2023**

Call to Order, Introduction of Board Members

Chairwoman Hafford called the meeting to order at 4:30 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. Ms. Beverly German |
| 3. Ms. Emily Brophy | 3. Ms. Cathryn Pinheiro |
| 4. Mr. Derick Johnson | |
| 5. Mr. Mark Heckman | |
| 6. Mr. Steven Heintz | |
| 7. Mr. C. Scott Holupka | |
| 8. Mr. Wayne McGinnis | |
| 9. Mr. Howard Perlow | |
| 10. Mr. Todd Warren | |
| 11. Ms. Cathy Wolfson | |

Attending County staff included: Mr. Steve Lafferty, Ms. Jennifer Meacham, Mr. Kristopher Weaver, Mr. Myles Muehlberger, Mr. Austin Broderick, Ms. Khadija Smith, Ms. Courtney Rachuba, Ms. Laura Wolfe, and Ms. Taylor Bensley, all of the Department of Planning; Mr. Bob Smith, Ms. Molly Pickel, and Mr. Patrick McDougall of the Department of Recreation and Parks; Ms. Lisa Eicholtz, Ms. Jeannette Applauso, Mr. Dave Bayer, and Mr. Kristoffer Nebre from the Department of Public Works and Transportation; and Ms. Sally Nash from the Department of Permits, Approvals, and Inspections (PAI).

Review of Today's Agenda

Ms. Bensley reported no changes to the Tentative Agenda published February 9, 2023.

Minutes of the February 2, 2023 Meeting

Chairwoman Hafford asked the Planning Board members if they had any changes to the February 2, 2023 Minutes. Hearing none, Chairwoman Hafford called for a motion to approve the Minutes as drafted. Mr. Warren moved to approve the Minutes as drafted. Mr. Arrey seconded the motion, which passed at 4:32 PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Mr. Johnson, Mr. Heckman, Mr. Heintz, Mr. Holupka, Mr. McGinnis, Mr. Perlow, Mr. Warren, and Ms. Wolfson. There were no dissenting votes.

Items for Introduction

1. Land Preservation, Parks and Recreation Plan 2022 (LPPRP)

Chairwoman Hafford introduced Mr. Bob Smith, Interim Director of the Department of Recreation and Parks, to introduce the Land Preservation, Parks and Recreation Plan 2022 (LPPRP).

Mr. Smith explained that the Land Preservation, Parks, and Recreation Plan (LPPRP) was a State of Maryland-mandated document that must be submitted every five years to comply with Title 5, Subtitle 9 of the Natural Resources Article of the Maryland Annotated Code. Additionally, the plan must be submitted to maintain the County's eligibility for Maryland Program Open Space (POS) funding. Mr. Smith then introduced Ms. Molly Pickel, a Planner II with the Department of Recreation and Parks, to further introduce the plan. Mr. Smith concluded his comments by recognizing that Ms. Pickel had recently been named one of the National Recreation and Park Association's (NRPA) 30 under 30.

Ms. Pickel thanked Mr. Smith for the introduction and explained that she was present at the meeting to introduce the LPPRP and that a more in-depth presentation would be delivered prior to the March 2, 2023 Public Hearing. She explained that the purpose of the LPPRP was to compile parks and recreation related goals, objectives, and policies, particularly related to capital projects; to assess the current state of recreation and parks through an analysis of existing facilities and public input; to guide the County's parks, preservation, and greenways capital program; and to maintain funding eligibility, as Mr. Smith indicated. She noted that the adopted 2022 LPPRP would be an addendum to the 2020 Master Plan. Ms. Pickel continued that the primary components of the LPPRP were to inventory all the preserved land, to determine level of service and complete an equity analysis, study user demand, and develop recommendations. She then explained that information on user demand was collected both from County government input and resident input. County government input was collected by looking at County plans and studies, conducting interviews with Recreation and Parks staff, and by analyzing statistics. Resident input was collected by having an online survey; holding a LPPRP meeting; accepting phone, email, oral, and written comments; and looking at input gathered for Master Plan 2030 and through the Town Hall Meetings. Ms. Pickel then explained the timeline for the LPPRP and that, following the Planning Board's March 2, 2023 Public Hearing and March 16, 2023 vote, the plan would be forwarded to County Council for review and approval and then submitted to the Department of Natural Resources. Ms. Pickel thanked the Board for their time on the matter and advised she and her team were available for any questions.

Chairwoman Hafford congratulated Ms. Pickel on her 30 under 30 achievement and opened the floor for discussion amongst the Board members.

Mr. McGinnis noted that recreation facilities were proposed for the Sparks School site and asked if any other properties were taken into consideration. Mr. Smith clarified it was the Belfast Road site and

explained that, no, as that was the only site Recreation and Parks owned in the area. He noted that the Department had received positive feedback from the public on the location. Mr. McGinnis asked if the County owned the land behind the Royal Farms in Hereford. Mr. Smith explained that this space was three acres and therefore not large enough for outdoor recreational facilities. Ms. McGinnis asked if the Department had looked into leasing space nearby and mentioned a five acre parcel. Mr. Smith stated the Department did not have a property to lease and would be moving forward with the Belfast Road property. Mr. Smith then welcomed Mr. Pat McDougall, a Planner III with Recreation and Parks, who was knowledgeable on Recreation and Parks land acquisition. Mr. McDougall explained that the County had pursued three to four properties in “Downtown Hereford” on two occasions and none of the property owners were interested in letting the County complete appraisals for their properties. He explained that Recreation and Parks was aware of all the sites Mr. McGinnis recommended, but that none of them were County owned and sufficient. He noted that the Department was in introductory conversations with the Department of Aging to have indoor facilities at the senior center, but that the site was not large enough for outdoor fields.

Mr. Warren asked about the status of the Value Added Agriculture Plan that Mr. Wally Lippincott presented prior to his retirement. He noted that taxpayer dollars paid for agriculturally preserved land and explained that the plan called for making agriculturally land more publicly available in the form of breweries or bed and breakfasts. Mr. Lafferty explained that the plan came from Agriculture Preservation, not Recreation and Parks, and that the report was completed but never took off after that. Mr. McDougall noted that many agricultural easements did not have public access but that some County-owned properties with agricultural easements could be good candidates for passive recreation, such as birdwatching and trails, and that it was an ongoing conversation. Mr. Warren asked how the County could make more agriculturally preserved land publicly accessible. Mr. Lafferty explained that the land was often not publicly accessible because it was farmland and private property.

Mr. Johnson asked if Recreation and Parks collected demographic data when gathering resident input. Ms. Pickel confirmed that they had for the online survey and were able to confirm who the survey did/did not reach. Mr. Johnson asked Ms. Pickel to provide some information during her next presentation about the demographics, and how Recreation and Parks will address the gaps in demographics in the future.

Ms. Wolfson questioned if the intent of the LPPRP was to provide food, water, and clean air. Mr. Lafferty explained that agricultural preservation focused on agricultural uses and the LPPRP focused on recreational uses.

Ms. Wolfson asked how community outreach was done. Ms. Pickel explained that there was a County-wide press release, LPPRP meetings, oral outreach done during Town Halls, and that Recreation and Parks reached out to community associations provided by the Department of Planning.

Mr. Brophy noted that some demographics are hard to reach electronically. She suggested Recreation and Parks try different methods in the future to reach hard-to-reach areas of the County.

Mr. McGinnis noted that the agriculture preservation program was not used to buy land, but instead to buy development rights. He stated that the land was not designed for recreational facilities.

There were no further questions or comments from the board.

Chairwoman Hafford called for a motion to set a Public Hearing. Mr. Holupka moved that a Public Hearing be set for Thursday, March 2, 2023 at 5:00 PM for the purposes of hearing constituent testimony on the 2022 Land Preservation, Parks and Recreation Plan (LPPRP) as an amendment to the Master Plan 2020. Ms. Wolfson seconded the motion, which passed at 4:54 PM with affirmative votes being cast by

Mr. Arrey, Ms. Brophy, Mr. Johnson, Mr. Heckman, Mr. Heinl, Mr. Holupka, Mr. McGinnis, Mr. Perlow, Mr. Warren, and Ms. Wolfson. There were no dissenting votes.

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

Items for Discussion and Vote

2. Basic Services Maps

Chairwoman Hafford stated the Board had the opportunity to further discuss, then vote, on the 2023 Basic Services Maps. She noted that the item was first introduced to the Board on January 19, 2023, and a Public Hearing was conducted on February 2, 2023. Chairwoman Hafford then invited Ms. Jeannette Applauso of the Department of Public Works and Transportation to make any comments prior to the Board's discussion.

Ms. Applauso reminded the Board that testimony was received at the February 2, 2023 Public Hearing raising concerns that the Basic Services Maps were not always what they seemed. She explained that there was a technology error when converting the 2022 Basic Services Map for sewer from a GIS file to a PDF and, consequently, the map posted on the DPWT website did not show areas of concern. She explained that the map the Planning Board and Council had reviewed were correct, but that the final posted version was incorrect and that DPWT was actively working to resolve the issue and have it posted on the web. Ms. Applauso noted that the Sewer Design division was well aware of the areas of concern and that the incorrect printing did not impact any development review. She concluded her comments by stating that she and her team were available for any questions.

Chairwoman Hafford opened up the floor for discussion amongst the Board members.

There were no questions or comments from the board.

With no further discussion or questions, Chairwoman Hafford called for a motion on 2023 Basic Services Maps. Mr. Holupka moved that the Planning Board recommend the adoption by the County Council of the 2023 Basic Services Maps for Public Water, Public Sewerage, and Transportation per the Memoranda as submitted by the Director of the Department of Public Works and Transportation at the January 19, 2023 Planning Board Meeting. Mr. Arrey seconded the motion, which passed at 4:59 PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Mr. Heckman, Mr. Heinl, Mr. Holupka, Mr. Johnson, Mr. McGinnis, Mr. Perlow, Mr. Warren, and Ms. Wolfson. There were no dissenting votes.

Other Business

3. Report from the February 9, 2023 meeting of the Landmarks Preservation Commission

Ms. Bensley gave a report on the major actions of the Landmarks Preservation Commission at their February 9, 2023 meeting.

Adjournment of the Board Meeting

Chairwoman Hafford called for a motion to adjourn the meeting. Mr. Warren moved to adjourn the meeting. Mr. Arrey seconded the motion, which passed at 5:00 PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Mr. Johnson, Mr. Heckman, Mr. Heinl, Mr. Holupka, Mr. McGinnis, Mr. Perlow, Mr. Warren, and Ms. Wolfson. There were no dissenting votes.

The meeting adjourned at 5:00 PM.

**Baltimore County Planning Board Public Hearing Minutes
February 16, 2023**

Call to Order, Introduction of Board Members

Chairwoman Hafford called the Public Hearing to order at 5:00 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. George Fotis |
| 2. Mr. Peter Arrey | 2. Ms. Beverly German |
| 3. Ms. Emily Brophy | 3. Ms. Cathryn Pinheiro |
| 4. Mr. Derick Johnson | |
| 5. Mr. Mark Heckman | |
| 6. Mr. Steven Heintz | |
| 7. Mr. C. Scott Holupka | |
| 8. Mr. Wayne McGinnis | |
| 9. Mr. Howard Perlow | |
| 10. Mr. Todd Warren | |
| 11. Ms. Cathy Wolfson | |

Attending County staff included: Mr. Steve Lafferty, Ms. Jennifer Meacham, Mr. Kristopher Weaver, Mr. Myles Muehlberger, Mr. Austin Broderick, Ms. Khadija Smith, Ms. Courtney Rachuba, Ms. Laura Wolfe, and Ms. Taylor Bensley, all of the Department of Planning; and Ms. Sally Nash from the Department of Permits, Approvals, and Inspections (PAI).

Item for Public Hearing

1. Baltimore County Zoning Regulations Section 1B01.3.A.4 Form

Chairwoman Hafford welcomed everyone and explained that, on February 2, 2023, Ms. Sally Nash from the Department of Permits, Approvals, and Inspections introduced the Baltimore County Zoning Regulations Section 1B01.3.A.4 Form. Chairwoman Hafford explained that Ms. Nash was present to answer any questions, and then the Board would have the opportunity to hear from the members of the public.

Ms. Nash stated she had nothing to add and advised she was available for questions.

Chairwoman Hafford opened the floor for any questions or comments from the Board.

There were no 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.

There were no speakers present or signed up.

With no speakers, Chairwoman Hafford thanked Ms. Nash and members of the public for their participation. She advised that, following the conclusion of the Public Hearing, the Board would reconvene for a discussion and vote on the matter.

Adjournment of the Public Hearing

Chairwoman Hafford called for a motion to adjourn the Public Hearing. Ms. Wolfson moved to adjourn the Public Hearing. Mr. Warren seconded the motion, which passed at 5:03 PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Mr. Johnson, Mr. Heckman, Mr. Heinl, Mr. Holupka, Mr. McGinnis, Mr. Perlow, Mr. Warren, and Ms. Wolfson. There were no dissenting votes.

The Public Hearing adjourned at 5:03 PM.

**Baltimore County Planning Board Meeting Minutes
February 16, 2023**

Call to Order, Introduction of Board Members

Chairwoman Hafford called the meeting to order at 5:04 PM and welcomed everyone. A roll call to account for the members of the Board was conducted and the following members were:

| Present | Absent |
|-----------------------------|-------------------------|
| 4. Ms. Nancy Hafford, Chair | 1. Mr. George Fotis |
| 5. Mr. Peter Arrey | 2. Ms. Beverly German |
| 6. Ms. Emily Brophy | 3. Ms. Cathryn Pinheiro |
| 7. Mr. Derick Johnson | |
| 8. Mr. Mark Heckman | |
| 9. Mr. Steven Heinl | |
| 10. Mr. C. Scott Holupka | |
| 11. Mr. Wayne McGinnis | |
| 12. Mr. Howard Perlow | |
| 13. Mr. Todd Warren | |
| 14. Ms. Cathy Wolfson | |

Attending County staff included: Mr. Steve Lafferty, Ms. Jennifer Meacham, Mr. Kristopher Weaver, Mr. Myles Muehlberger, Mr. Austin Broderick, Ms. Khadija Smith, Ms. Courtney Rachuba, Ms. Laura Wolfe, and Ms. Taylor Bensley, all of the Department of Planning; and Ms. Sally Nash from the Department of Permits, Approvals, and Inspections (PAI).

Items for Discussion and Vote

1. Baltimore County Zoning Regulations Section 1B01.3.A.4 Form

Chairwoman Hafford advised the Board that they now had the opportunity to discuss and vote on the Baltimore County Zoning Regulations Section 1B01.3.A.4 Form. She noted that the item was first introduced to the Board on February 2, 2023, and a Public Hearing was conducted on February 16, 2023. Chairwoman Hafford then invited Ms. Sally Nash from the Department of Permits, Approvals, and Inspections to make any comments prior to the Board's discussion.

Ms. Nash stated she had nothing further to add and that she was available for any questions.

Chairwoman Hafford opened the floor for discussion amongst the Board members.

There were no questions or comments from the board.

With no further discussion or questions, Chairwoman Hafford called for a motion on form. Mr. Holupka moved that the Planning Board approve of the Baltimore County Zoning Regulations Section 1B01.3.A.4 Form as presented to the Board on February 2, 2023, and that the Board find it as being clear and sufficient for the purposes stated in Section 1B01.3.A.4 of the Baltimore County Zoning Regulations. Ms. Wolfson seconded the motion, which passed at 5:06 PM with affirmative votes being cast by Mr. Arrey, Mr. Heckman, Mr. Heintz, Mr. Holupka, Mr. Johnson, Mr. McGinnis, Mr. Perlow, and Ms. Wolfson. Ms. Brophy and Mr. Warren voted against the motion.

Adjournment of the Board Meeting

Chairwoman Hafford called for a motion to adjourn the meeting. Ms. Brophy moved to adjourn the meeting. Mr. McGinnis seconded the motion, which passed at 5:06 PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Mr. Johnson, Mr. Heckman, Mr. Heintz, Mr. Holupka, Mr. McGinnis, Mr. Perlow, Mr. Warren, and Ms. Wolfson. There were no dissenting votes.

The meeting adjourned at 5:06 PM.
