

MINUTES

Baltimore County Planning Board Meeting

May 18, 2023

Contents

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

Review of Today’s Agenda

Minutes of the May 4, 2023 Meeting

Other Business

1. Report from the May 11, 2023 meeting of the Landmarks Preservation Commission
2. Recent County Council legislation of interest to the Board:
 - a. Bill 18-23 – Rental Housing Licenses
 - b. Bill 20-23 – Zoning Regulations – Uses Permitted in the R.C.2 Zone – Catering Halls Converted from Dwellings
 - c. Bill 21-23 – Zoning Regulations – Uses Permitted in the R-O-A Zone – Interior Design Studio with Retail Sales as an Accessory Use to Office Use
 - d. Bill 22-23 – Zoning Regulations – Signs – Joint Identification Signs on a Wall-Mounted Canopy
 - e. Bill 23-23 – Planned Unit Developments – Revocation of Resolution Approving Continued Review
 - f. Bill 26-23 – Development Vesting
 - g. Resolution 7-23 – Adoption – 2022 Land Preservation, Parks and Recreation Plan (LPPRP)
 - h. Resolution 8-23 – Support – Application for Redesignation of the Southwest Enterprise Zone
 - i. Resolution 9-23 – Support – Application for Designation of Woodlawn Enterprise Zone

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 Master Plan 2030 **

**Comments by citizens

Adjournment of Public Hearing

Appendices

Appendix A Master Plan 2030 Department of Planning Presentation

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

**Baltimore County Planning Board Meeting Minutes
May 18, 2023**

Call to Order, Introduction of Board Members

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

Present	Absent
1. Ms. Nancy Hafford, Chair 2. Mr. Peter Arrey 3. Ms. Emily Brophy 4. Ms. Beverly German 5. Mr. S. Chris Haffer 6. Mr. Steven Heint 7. Mr. Shafiq Hinton 8. Mr. C. Scott Holupka 9. Mr. Derick Johnson 10. Mr. Wayne McGinnis 11. Ms. Cathy Wolfson	1. Mr. Mark Heckman 2. Mr. Howard Perlow 3. Ms. Cathryn Pinheiro 4. Mr. Todd Warren

Attending County staff included: Mr. Steve Lafferty, Ms. Amy Mantay, Ms. Jennifer Meacham, Mr. Kristopher Weaver, Ms. Jenifer Nugent, Ms. Krystle Patchak, Ms. Jessica Brannock, Ms. Courtney Rachuba, and Ms. Taylor Bensley, all of the Department of Planning.

Review of Today’s Agenda

Ms. Bensley reported there were no changes to the Tentative Agenda published May 11, 2023.

Minutes of the May 4, 2023 Meeting

Chairwoman Hafford asked the Planning Board members if they had any changes to the May 4, 2023 Minutes. Hearing none, Chairwoman Hafford called for a motion to approve the Minutes as drafted. Mr. Arrey moved to approve the Minutes as drafted. Mr. Johnson seconded the motion, which passed at 4:47

PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Ms. German, Mr. Haffer, Mr. Heinl, Mr. Hinton, Mr. Holupka, Mr. Johnson, Mr. McGinnis, and Ms. Wolfson. There were no dissenting votes.

Other Business

- 1. Report from the May 11, 2023 meeting of the Landmarks Preservation Commission

Ms. Bensley gave a report on the major actions of the Landmarks Preservation Commission at their May 11, 2023 meeting.

- 2. 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, which included:

- a. Bill 18-23 – Rental Housing Licenses
- b. Bill 20-23 – Zoning Regulations – Uses Permitted in the R.C.2 Zone – Catering Halls Converted from Dwellings
- c. Bill 21-23 – Zoning Regulations – Uses Permitted in the R-O-A Zone – Interior Design Studio with Retail Sales as an Accessory Use to Office Use
- d. Bill 22-23 – Zoning Regulations – Signs – Joint Identification Signs on a Wall-Mounted Canopy
- e. Bill 23-23 – Planned Unit Developments – Revocation of Resolution Approving Continued Review
- f. Bill 26-23 – Development Vesting
- g. Resolution 7-23 – Adoption – 2022 Land Preservation, Parks and Recreation Plan (LPPRP)
- h. Resolution 8-23 – Support – Application for Redesignation of the Southwest Enterprise Zone
- i. Resolution 9-23 – Support – Application for Designation of Woodlawn Enterprise Zone

Adjournment of the Board Meeting

Chairwoman Hafford called for a motion to adjourn the meeting. Mr. Arrey moved to adjourn the meeting. Ms. Brophy seconded the motion, which passed at 4:52 PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Ms. German, Mr. Haffer, Mr. Heinl, Mr. Hinton, Mr. Holupka, Mr. Johnson, Mr. McGinnis, and Ms. Wolfson. There were no dissenting votes.

The meeting adjourned at 4:52 PM.

**Baltimore County Planning Board Public Hearing Minutes
May 18, 2023**

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

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. Through the Hearing, the following members were:

Present	Absent
<ol style="list-style-type: none"> 1. Ms. Nancy Hafford, Chair 2. Mr. Peter Arrey 3. Ms. Emily Brophy 4. Ms. Beverly German 5. Mr. S. Chris Haffer 6. Mr. Steven Heint 7. Mr. Shafiqq Hinton 8. Mr. C. Scott Holupka 9. Mr. Derick Johnson 10. Mr. Wayne McGinnis 11. Ms. Cathryn Pinheiro (Arrived at 5:25 PM) 12. Mr. Todd Warren (Arrived at 5:10 PM) 13. Ms. Cathy Wolfson 	<ol style="list-style-type: none"> 1. Mr. Mark Heckman 2. Mr. Howard Perlow

Attending County staff included: Mr. Steve Lafferty, Ms. Amy Mantay, Ms. Jennifer Meacham, Mr. Kristopher Weaver, Ms. Jenifer Nugent, Ms. Krystle Patchak, Ms. Jessica Brannock, Ms. Ngone Diop, Ms. Amy Menzer, Mr. Austin Broderick, Ms. Daphne Daly, Mr. David Birkenthal, Ms. Courtney Rachuba, and Ms. Taylor Bensley, all of the Department of Planning.

Item for Public Hearing

1. Baltimore County Master Plan 2030**

Chairwoman Hafford welcomed everyone and explained that, on May 4th, 2023, Ms. Amy Mantay, Deputy Director of the Department of Planning, introduced Master Plan 2030 to the Board. She explained that Ms. Mantay, Ms. Jennifer Meacham, and Mr. Kristopher Weaver, all from the Department of Planning, were in attendance to further present the Plan to the Board. She stated that following the presentation, Board members would have the opportunity for questions and comments, and then members of the Public would have the opportunity to speak on the matter. Chairwoman Hafford welcomed Ms. Mantay, Ms. Meacham, and Mr. Weaver.

Ms. Mantay, Deputy Director of the Department of Planning began her presentation by introducing Baltimore County’s 10-year comprehensive plan, Master Plan 2030. She noted that joining her in the presentation was Ms. Jennifer Meacham and Mr. Kristopher Weaver, both of the Research, Analysis, and Design Division of the Department of Planning. She mentioned that Ms. Taylor Bensley would be moving through the plan online during the presentation.

Ms. Mantay gave an overview of the Plans four goals, and its purpose. She discussed the elements of the Plan, including the vision framework, which included six guiding principles. She mentioned that one of the most important roles of the Master Plan was its connection to the implementation of the Capital Improvement Program. Ms. Mantay then provided information on navigating the document which was composed of four sections; she explained that the Department’s intention to shift the Master Plan from a static document to a living document, and therefore the Department used an online platform called Storymaps to create Master Plan 2030. She then described the online Master Plan hub, which community members could join or subscribe to in order to stay engaged on the Plan formation. She shared that, to date, over 1,200 people had joined the Master Plan hub. She continued that the hub contained information gathered from the public at meetings and through comments collected online in the form of surveys. She

then described the implementation dashboard and commonly used terms. Ms. Mantay described in more detail the vision framework page and each of the six principles included in the framework. She then turned over the presentation to Ms. Jennifer Meacham.

Ms. Meacham continued the presentation by explaining the Growth Framework, which outlined the plan for growth in the County over the next ten years. She discussed the Urban Rural Demarcation Line (URDL), Residential Development Capacity, the New Approach to Growth, and Retrofitting. Ms. Meacham shared the Core Retrofit Area Methodology Map, which included the seven main categories and 27 data layers that were used for the analysis. She continued on by presenting the Place Types Mapping Methodology, which included Resource Preservation, Agriculture Priority Preservation, Rural Residential, Village, Established Neighborhood, Connected Neighborhood, and Nodes. She discussed the Land Use Processes and Master Plan 2030's recommendations to update the Development Manual, create a clear Transit-Oriented Development (TOD) procedure, and review the Planned Unit Development (PUD) process. Ms. Meacham then turned the presentation over to Mr. Kristopher Weaver.

Mr. Weaver continued the presentation with the Water Resources Element (WRE). He stated that this was a State mandated examination of all water resources in Baltimore County. He continued that it had been developed in response to House Bill 1141 from the 2006 legislative session and would assist in protection and restoration of all water resources, including the Chesapeake Bay, and was now a required part of local land use plans. He provided an overview of new challenges and water and sewer needs. He shared maps of the Projected Population Growth, Water Master Plan Designations, Sewer Master Plan Designations, Stormwater Impacts, and Tier II Catchments and Number of Impaired waterways. Mr. Weaver described Impaired Receiving Waters, the Flood Management Process, and Climate Change Adaption. He concluded his part of the presentation by stating that Baltimore County had met the State's requirements to the degree possible, given limitations of cost and time. He turned the presentation back over to Ms. Mantay for further information.

Ms. Mantay presented the Draft Plan Document Refinements page on the Master Plan 2030 Hub. She noted this was where the Department had been keeping track of input received on the draft and any changes made; viewers could see the suggestions, the original language, and the new language for all updates. She concluded her presentation and thanked Chairwoman Hafford and members of the Planning Board for their time.

Chairwoman Hafford asked Ms. Mantay if she could reiterate when the Planning Board members would have an opportunity to ask questions. Ms. Mantay replied they could choose to do it before the public speaking portion, after the public speaks, or at the work session on June 1st, 2023.

Chairwoman thanked Ms. Mantay, Ms. Meacham, and Mr. Weaver for their presentation and opened up the floor for questions or comments from the Board.

Mr. Arrey wanted to thank the Planning Department for their presentation and stated he appreciated all the hard work and dedication that went into the draft Master Plan 2030.

Mr. McGinnis stated he did not think there was enough emphasis on the importance of the quality and quantity of food grown in the County, and that locally grown food would be necessary for both emergency and general situations.

Mr. Haffer questioned Mr. Weaver as to why data from 2010 had been used in 2020. Mr. Weaver responded that, through a series of workshops with County employees and the State, it was determined Baltimore County did not need completely new data since the WRE was first completed in 2010, just to

accommodate the data with updated information. Mr. Haffer suggested new water quality studies be conducted.

There were no other questions or comments from the Board.

Chairwoman Hafford thanked the Board for their questions and comments. She stated that they would be public testimony. She mentioned that members of the public that did not wish to speak but wanted to submit comments, could do so using the “Chat” feature. She specified to send their message to the Host and the Host would copy the comments and email them to the Board the next day. Chairwoman Hafford reminded the public that they would be called upon in the order that they registered and would have two minutes to speak.

Mr. Isaac Ambruso, representing the Maryland Building Industry Association (MBIA), spoke in opposition to the draft Master Plan. He mentioned that MBIA had submitted a letter with more detailed comments and urged the Board to review. He suggested a work group with industry and community experts be established in order to improve the Plan, recommend changes, and better meet County goals.

Ms. Marsha McLaughlin commended the Planning Department and staff for the huge effort in creating the draft. She stated the Plan included many things she was grateful for: protecting the URDL, protecting agricultural resources and natural watershed properties, and directing growth to retrofit and redevelopment. She noted that citizens understood when retrofit would likely be targeted in their neighborhoods and wanted to use her time to urge caution, as this could disrupt the Plan adoption and implementation.

Michael Scepaniak thanked the Planning Department for the efforts put into the creation of the Master Plan 2030. He stated he agreed for many of the ideas presented in the Plan. He believed that the retrofit concept needed to be bolstered with widespread allowances for gentle and gradual by-right densification throughout the URDL and establishing commercial businesses and storefronts throughout residential neighborhoods. He suggested language be added to Master Plan that a Comprehensive Zoning Code revision process occur every ten years to confirm the Code was up to date and transparent for all.

Robb Aumiller stated that the Master Plan acknowledged that the County was quickly becoming fully built out inside the URDL, which had led to skyrocketing housing costs and a decline in County population as growth was pushed to surrounding areas. He proposed future growth come from retrofitting or redevelopment and the Plan should be revised to incentivize retrofit. He urged the Planning Board to consider the letter sent by MBIA.

Adam Rosenblatt, an attorney with Venable LLC., and former Baltimore County Government employee, opposed the Plan and stated there had not been sufficient public input for the Plan. He suggested that the Board delay its vote on the Plan, and that the Department of Planning make revisions.

Chuck Conner, an attorney with Venable LLC., opposed the Plan and stated that the Storymap format that had been presented was unworkable in a PDF form. He suggested all external hyperlinks and third party material should be removed from the Plan and the final Plan be in a PDF format.

Noureen Badwi, an employee with Venable LLC., opposed the Plan and discussed her concerns with the data and methodology application in the Place Types Map. She requested the opportunity to discuss her concerns in greater detail with members of the Planning Board and staff from the Department of Planning.

David Karceski, a land use attorney with Venable LLC., opposed the Plan and stated he was concerned about proposed updates to the CZMP and PUD processes. He urged the CZMP cycle be left to every 4 years and the PUD process be left intact.

Chris Mudd, an attorney with Venable LLC., opposed the Plan and wanted to remind the Board that the Master Plan was utilized under the law and encouraged that language should be precise throughout the Plan. He stated that redevelopment should be encouraged through prioritization and/or incentives. He suggested that clear language be added and repeated throughout the Plan that growth and development could occur anywhere inside the URDL. He also recommended language be added to the Plan to confirm the Place Types Maps as aspirational and not to be used to limit or restrict uses or development.

Patsy Malone, an attorney with Venable LLC., opposed the Plan and stated that she was concerned about the draft Plan, explaining that it seemed anti-development. She expressed concern about LaFarge Quarry being called out as a "Place Type Special Use" and stated she knew this was because of the Essex-Middle River Civic Council's opposition to the site being developed.

David Thaler, Principal and managing member of D.S. Thaler & Associates, was concerned about some elements of the proposed Master Plan 2030. He disagreed that the County was growing rapidly and suggested that the Plan be revised to encourage more development inside the URDL.

Jason Vettori, an attorney with Smith & Guildea & Schmidt, stated he appreciated all the hard work that went into the draft Plan and that there were a lot of great aspects, but that there was a lot he disagreed with. He mentioned that the Master Plan 2030 failed to include State mandated requirements and needed to be re-written, revised, or amended to include the elements and visions.

Eric Rockel, Vice President of the Greater Timonium Community Council, spoke in opposition to the Plan and urged the Board to read his full letter for all comments. He had concerns about the retrofit areas of the Plan in relation to the light rail line in Lutherville.

David Murphy, Vice President and Partner with Elm Street Development, spoke in opposition to the Master Plan 2030. He asked that the Planning Board recommend revisions to the Master Plan that would acknowledge land use constraints of the County, provide solutions, and address redevelopment challenges.

Pat Keller, President of the Perry Hall Home Improvement Association, commended Director Lafferty, Deputy Director Mantay, staff from the Department of Planning, and the Planning Board for a very creative and innovative Master Plan. He suggested that the Plan be Master Plan 2033, so the next Master Plan could be done in 2033, when the County would be able to use the County Census data to their advantage.

Michael Greenspun, a developer in Baltimore County, stated there were elements of the Master Plan he agreed with and some he had concerns about. His main concern was that the Master Plan needed to clearly state the discussed frameworks were concepts and that the Plan should provide guidance for the implementation of those concepts. He mentioned that the Master Plan 2030 should acknowledge lack of housing in general, the shortage of affordable housing, and the reasonably priced market rate.

Bob Bendler, President of the Essex/Middle River Council (EMRCC), thanked Director Lafferty and the staff of the Planning Department for recognizing various recommendations from the EMRCC. He expressed one area of concern which was the Place Designations of Special Use, specifically that Tradeport Atlantic and LaFarge Quarry were being placed in the same category, which he stated were very different sites.

Kathleen Skullney, President of the Greater Patapsco Community Association, stated that the Association supported a 10-year CZMP cycle, and supported and endorsed the three themes and six guiding principles in the Plan. She urged the Board to look at Article 32, Title 2, Section 203 of the County Code and to include in the vision framework or growth framework the specific requirements. She noted in particular the six guiding principles should become requirements that must be satisfied in all of the processes covered by the Master Plan, and that 2024 CZMP petitions should state how they would satisfy all the principles.

Steve Whalen Jr., a commercial real estate developer in Catonsville, stated that he appreciated the aspirational aspect of the Master Plan but that he did have a few areas of concern. He mentioned that UMBC and Spring Grove Hospital area were not properly addressed in the Plan. He urged these areas be recognized in the document because they were fundamentally important to Southwest Baltimore County.

There were no other speakers.

Chairwoman Hafford thanked the members of the public who came to speak and stated that the Board would take their comments into consideration. She then opened up the floor for questions or comments from the Board.

There were no other comments or questions from the Board.

Chairwoman Hafford reminded the Board that the next meeting would be Thursday, June 1st, 2023 and the Board would discuss the Master Plan 20230. She noted the meeting would be in person.

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. Holupka seconded the motion, which passed at 6:35 PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Ms. German, Mr. Haffer, Mr. Heidl, Mr. Hinton, Mr. Holupka, Mr. Johnson, Mr. McGinnis, Ms. Pinheiro, Mr. Warren, and Ms. Wolfson. There were no dissenting votes.

The Public Hearing adjourned at 6:35 PM.
