

MINUTES

Baltimore County Planning Board Meeting

February 1, 2024

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

**Baltimore County Planning Board Meeting Minutes
February 1, 2024**

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. Through the meeting, the following Board members were:

Present	Absent
1. Ms. Nancy Hafford, Chair	1. Mr. S. Chris Haffer
2. Mr. Peter Arrey	2. Mr. Howard Perlow
3. Ms. Emily Brophy	
4. Ms. Beverly German	
5. Mr. Mark Heckman	
6. Mr. Steven Heinel (Arrived at 4:21 PM)	
7. Mr. Shafiyq Hinton	
8. Mr. C. Scott Holupka, Vice Chairman	
9. Mr. Derick Johnson	
10. Mr. Wayne McGinnis	
11. Ms. Cathryn Pinheiro	
12. Mr. Todd Warren	
13. Ms. Cathy Wolfson	

Attending County staff included: Mr. Steve Lafferty, Ms. Amy Mantay, Ms. Krystle Patchak, Ms. Courtney Rachuba, and Ms. Taylor Bensley, all of the Department of Planning; and Mr. Justin Hall, Ms. Amy Bley, Mr. Kristopher Nebre, Ms. Jeannette Applauso, Ms. Lisa Eicholtz, and Ms. Angelica Daniel, from the Department of Public Works and Transportation.

Review of Today's Agenda

Ms. Bensley reported there were no changes to the Tentative Agenda published January 25, 2024.

Minutes of the January 18, 2024 Meeting

Chairwoman Hafford asked the Planning Board members if they had any changes to the January 18, 2024 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 4:17 PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Ms. German, Mr. Heckman, Mr. Hinton, Mr. Holupka, Mr. Johnson, Mr. McGinnis, Ms. Pinheiro, Mr. Warren, and Ms. Wolfson. There were no dissenting votes.

Other Business

1. 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 102-23 – Zoning Regulations – Off-Street Parking Requirements

b. Bill 103-23 – Temporary Storage Units in Residential Zones

Following the Council report, Mr. Lafferty provided an update on County Council’s review of Master Plan 2030, explaining that it was tentatively scheduled to be voted on at the next Council meeting on February 5th, however, the Council had determined they needed an additional work session to further discuss the document and its content.

Mr. Warren asked if the Board would re-review Master Plan 2030 following Council’s review. Mr. Lafferty confirmed that Master Plan 2030 would not return to the Planning Board.

Mr. Heinl entered the meeting at 4:21 PM.

Mr. Holupka asked if County Council would still vote on the matter next week. Mr. Lafferty confirmed they would not, and that any possible vote at the February 5th meeting would be to postpone the final reading and vote to the February 20th meeting.

Adjournment of the Board Meeting

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

The meeting adjourned at 4:22 PM.

**Baltimore County Planning Board Public Hearing Minutes
February 1, 2024**

Call to Order, Introduction of Board Members

Chairwoman Hafford called the Public Hearing to order at 4:30 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
1. Ms. Nancy Hafford, Chair 2. Mr. Peter Arrey 3. Ms. Emily Brophy 4. Ms. Beverly German 5. Mr. Mark Heckman 6. Mr. Steven Heinl 7. Mr. Shafiyq Hinton 8. Mr. C. Scott Holupka, Vice Chairman 9. Mr. Derick Johnson 10. Mr. Wayne McGinnis 11. Ms. Cathryn Pinheiro 12. Mr. Todd Warren 13. Ms. Cathy Wolfson	1. Mr. S. Chris Haffer 2. Mr. Howard Perlow

Attending County staff included: Mr. Steve Lafferty, Ms. Amy Mantay, Ms. Krystle Patchak, Ms. Courtney Rachuba, and Ms. Taylor Bensley, all of the Department of Planning; and Mr. Justin Hall, Ms. Amy Bley, Mr. Kristopher Nebre, Ms. Jeannette Applauso, Ms. Lisa Eicholtz, and Ms. Angelica Daniel, from the Department of Public Works and Transportation.

Item for Public Hearing

1. Basic Services Maps**

Chairwoman Hafford welcomed everyone and explained that, on January 18th, 2024, Mr. Justin Hall of the Department of Public Works and Transportation introduced the 2024 Draft Basic Services Maps. She continued that he was present to further present the Maps to the Board; following his presentation, Board members would have the opportunity to ask questions, and then members of the public would have the chance to speak. She then welcomed Mr. Hall.

Mr. Hall introduced himself as the Chief of Design with the Department of Public Works and Transportation. He began his presentation by explaining that he would present details on the Water Supply Map, Ms. Amy Bley would present details on the Sewerage Map, and Mr. Kris Nebre would present details on the Transportation Map. Ms. Hall explained that the Basic Services Maps were required by the County Code and provided definitions for deficient areas. For water supply, that meant a failing flow test at the nearest fire hydrant; for sewerage, it meant a lack of capacity for sewage flows; and for transportation, it meant the lack of capacity to provide a standard level of service for arterial and arterial collector intersections.

Mr. Hall explained that there were no deficient service areas for Water Supply, meaning all fire hydrants met the minimum flow requirements defined by the Fire Code. He noted that fire hydrants were only tested during the summer and were tested on a nine-year cycle. He then turned the presentation over to Ms. Bley for details on the Sewerage Map.

Ms. Bley discussed the single deficient area – Richlyn Manor in Perry Hall – and Areas of Concern – which include Herring Run in Parkville, Aiken Avenue, Brooklandville, Marnat Road, Patterson Avenue, and Overbrook at Medwick Garth. For each area, she provided information on why it was labeled as a deficient area or an Area of Special Concern; how the Department of Public Works and Transportation had rehabilitated the issue to date; and how the Department was addressing the problem into the future. Many rehabilitations to date included removing illegal connections and constructing relief systems. Many future plans included updated systems and new pumping stations. She then turned the presentation over to Mr. Nebre for details on the Transportation Map.

Mr. Holupka noted that Ms. Bley continually mentioned how the problems were being addressed and solutions for the future. He questioned if all of the sewerage supply issues would no longer exist once all of the work was complete. Ms. Bley confirmed that was accurate.

Mr. Holupka asked what it meant to disconnect illegal connections. Ms. Bley explained that it was when people connected to the sewerage system from their home for water dumping. She continued that it was most commonly residents draining their sump pumps into the sewerage system, rather than into the storm drains.

Ms. Bley then turned the presentation over to Mr. Nebre for details on the Transportation Map.

Mr. Nebre explained that Level of Service D, E, and F intersections were recounted annually, and that Level of Service A, B, and C intersections were counted on a three-year cycle. He continued that Level of

Service D, E, and F intersections were assigned a traffic shed, which was an area of congestion that concerned development. Mr. Nebre explained that Level of Service D traffic sheds were more of a warning and that there was no moratorium on development; with Level of Service E traffic sheds, there was some leftover capacity and development approval was determined by how much traffic the development would generate; and that no development was permitted in Level of Service F traffic sheds. He continued that there was one change since last year's Basic Service Map: in 2023, York Road and Ridgely was listed as a Level of Service F intersection following a Council Bill, but was now designated as a Level of Service C, as determined by data calculations.

Mr. Hall concluded the presentation by thanking the Board for their time on the matter, and by advising that staff was available to answer any questions the Board may have.

Chairwoman Hafford thanked Mr. Hall, Ms. Bley, and Mr. Nebre for their presentation and opened up the floor for questions from the Board.

Mr. Holupka questioned if DPWT had seen an impact on transportation post-Covid, as people were not driving into work as much. Mr. Nebre responded that they had not, explaining that they saw a minor dip immediately post-Covid, but nothing impactable on the map.

Ms. German noted that there were two new schools proposed near the Richlyn Manor deficiency area, and questioned if that would have an impact on capacity. Ms. Bley explained that the new pump stations looked at any additional build out for the area. She continued that DPWT was in the process of building a new pump station for the area, and that the new schools had been taken into consideration during design.

Ms. Wolfson asked what was considered a sewer relief plan. Ms. Bley responded that they were sanitary sewers or flow structures.

Ms. Wolfson noted that Mr. Hall used the word "nearest" when referring to fire hydrant testing, and asked what was meant by that and what it was nearest to. Ms. Eicholtz explained that if the Department was testing water supply for a neighborhood, it was the fire hydrant nearest to the community; the flow of that fire hydrant determined if the community had adequate water supply.

With no further questions and comments, Chairwoman Hafford began calling on any speakers who signed up to speak.

Mr. Larry Fogelson of the Green Towson Alliance raised concern on the definition of the difference between deficiency areas and Areas of Concern. He continued that, in 2023, the County Council amended the Basic Services Map for sewerage to show an area of deficiency south of West Joppa Road, rather than being an area of concern. He explained that multiple sewer segments were overcapacity by 90-101%, and any additional development in that area would cause an overflow. As such, he, on behalf of the Green Towson Alliance, was requesting the area remain designated as a deficient area.

Ms. Renee Hamidi of The Valleys Planning Council stated that she did not believe the Basic Services Map for sewerage accurately reflected the sewer system. She explained that the 2005 Consent Decree required the County to do a performance assessment, which was done in 2021 by consultant RJM, who found that there were numerous overflow and capacity problems within the Jones Falls Sewershed. She continued that the Triennial Review awarded \$10 million to addressing sewerage issues in the area, yet the Basic Services Map did not identify any problem areas around Lake Roland. Ms. Hamidi, on behalf of The Valleys Planning Council, urged the Board to keep the area as a deficient area, as the County Council did in 2023. She concluded her comments by reiterating that the maps help guide development in the County, and therefore it was pertinent they were accurate.

There were no additional speakers.

Chairwoman Hafford thanked the speakers for their comments and opened up the floor for questions from the Board.

Mr. Holupka asked where the County was in terms of water and sewer capacity and if they were close to maximum capacity. Ms. Eicholtz responded that the County was in good shape. She explained that DPWT reviewed each development and determined their appropriateness and impact on capacity on a case-by-case basis. She continued that the County worked with Baltimore City every year regarding capacity and the systems. Ms. Eicholtz noted that the reservoirs, which were previously low, had fully recovered following Baltimore's rainy fall and winter.

With no speakers and no additional questions from the Board, Chairwoman Hafford thanked everyone for their attendance. She advised that the Board's vote on the matter was tentatively scheduled for the next Board meeting on February 15th, 2024. She reminded the Board that the meeting would be held virtually.

Adjournment of the Public Hearing

Chairwoman Hafford called for a motion to adjourn the Public Hearing. Ms. Brophy moved to adjourn the Public Hearing. Ms. Wolfson seconded the motion, which passed at 5:05 PM with affirmative votes being cast by Mr. Arrey, Ms. Brophy, Ms. German, Mr. Heckman, Mr. Heinl, Mr. Hinton, Mr. Holupka, Mr. Johnson, Mr. McGinnis, Mr. Perlow, Ms. Pinheiro, Mr. Warren, and Ms. Wolfson. There were no dissenting votes.

The Public Hearing adjourned at 5:05 PM.
