

MINUTES

Baltimore County Planning Board Meeting

February 6, 2025

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**Baltimore County Planning Board Meeting Minutes
February 6, 2025**

Call to Order, Introduction of Board Members

Chair Holupka 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
<ol style="list-style-type: none">1. Mr. C. Scott Holupka, Chair2. Mr. Peter Arrey3. Mr. Edward Braddy4. Mr. Mark Duvall5. Ms. Beverly German6. Mr. S. Chris Haffer7. Mr. Mark Heckman8. Mr. Steven Heint9. Mr. Shafiyq Hinton10. Mr. Derick Johnson11. Ms. Raquel Muñeses12. Ms. Cathryn Pinheiro13. Mr. Jon Schulman	<ol style="list-style-type: none">1. Ms. Emily Brophy, Vice-Chair2. Mr. Christopher Brody Tennant

Attending County staff included: Mr. Steve Lafferty, Ms. Amy Mantay, Ms. Abigail Rogers, Ms. Krystle Patchak, and Ms. Courtney Rachuba, all of the Department of Planning; Mr. Andrew Brown, and Mr. Kristoffer Nebre, from the Department of Public Works and Transportation.

Before beginning the meeting, Chair Holupka announced that he wanted to welcome the three new Board Members; Mr. Edward Braddy, Mr. Mark Duvall, and Mr. Christopher Brody Tennant. He then asked each new member, to introduce themselves, with the exception of Mr. Tennant as he was absent.

Mr. Braddy stated that he originally was from South Carolina, but his parents relocated to Maryland in the sixties, and settled in West Baltimore. He mentioned he attended the Baltimore City Public School System and graduated from Baltimore City High School. He explained that after high school, he joined the Police force and worked in that field for six years before entering into Food Service, particularly Fast Foods. Mr. Braddy stated that he was a small business owner, and owned a Burger King in Baltimore, Maryland. He explained that he lived in Reisterstown, Maryland and loved Baltimore County as it had been his home for the last forty-four years.

Mr. Duvall stated that he lived in Northern Baltimore County and had been in the Hereford Zone, before they called it the Hereford Zone. He continued that he was a full-time Farmer and a retired Engineer. He noted that he was looking forward to helping out on the Planning Board.

Chair Holupka thanked both the new Board Members and announced that it would be Mr. Haffer's last meeting as a Board Member.

Mr. Haffer responded that he had fulfilled his life-long dream of living at the beach. He continued that he was moving to Lewes, Delaware. He mentioned that it had been a great honor to be on the Board, and he wanted to remind everyone of the importance of the Board's work.

Review of Today's Agenda

Ms. Patchak reported there were no changes to the Tentative Agenda published January 30th, 2025.

Minutes of the January 16, 2025 Meeting

Chair Holupka asked the Planning Board members if they had any changes to the January 16th, 2025 Minutes. Hearing none, Chair Holupka called for a motion to approve the Minutes as drafted. Mr. Arrey moved to approve the Minutes as drafted. Mr. Haffer seconded the motion, which passed at 4:35 PM with affirmative votes being cast by Mr. Arrey, Mr. Braddy, Mr. Duvall, Ms. German, Mr. Haffer, Mr. Heckman, Mr. Heinl, Mr. Hinton, Mr. Johnson, Ms. Muñeses, Ms. Pinheiro, and Mr. Schulman. There were no dissenting votes.

Item for Introduction

1. Jacksonville Community Plan

Chair Holupka stated that the first item on the agenda, was the introduction of the Jacksonville Community Plan. He continued that Ms. Abigail Rogers, from the Department of Planning was in attendance to present the Plan to the Board. He then welcomed Ms. Rogers.

Ms. Rogers stated that she was the District One Community Planner, from the Department of Planning, and formally worked for the Rural Northern Sector. She continued that she had been the Community Planner in the Jacksonville area when the project started, and she would see it through to completion. She mentioned that the project had been started by Council Resolution 35-23 in December of 2023; which authorized the update process of the Jacksonville Community Plan. She discussed that the last Plan was from the year 2000 and not much had changed, but it was important to keep the information up to date. Ms. Rogers noted that most of the information was from the 1990's. She continued that, members of the Greater Jacksonville Association (GJA) were in attendance, which included; the President/Chair, David Palmer, and she wanted to give them credit for their work on the Plan. She explained that the members would be available for questions or comments, from the Board. Ms. Rogers discussed that the main community outreach was completed in January 2024, with an in-person meeting. The Plan was drafted and presented online through the GJA website and allowed for public comments. She continued that the Plan was revised by the Department of Planning and a few other departments from the County including; the Departments of Environmental and Sustainability, Public Works and Transportation, Recreation and Parks, Aging, Zoning; the State Highway Administration, and the Carroll Recreation Council. She shared pictures of the existing Jacksonville Village, along side the Proposed Jacksonville Village. She mentioned that a property had been added to the Commercial Core because it had been rezoned during the Comprehensive Zoning Mapping Process (CZMP) 2024, from RC-5 and a small portion ROA, to BL-CR. She noted that the Department of Planning, herself, and the Greater Jacksonville Association (GJA) had

agreed that the property should be added to the Village Core. She stated that it was important for the property to be added to the Village Boundary because GJA wanted to incorporate a certification that would preserve the character of the Jacksonville core, signed by the property owner. She concluded her presentation and stated she would present a more detailed presentation at the February 20th, 2025, Board meeting.

Chair Holupka thanked Ms. Rogers for her presentation and opened the floor for questions and comments, from the Board.

Mr. Heckman commended Ms. Rogers and the GJA for all their hard work. He continued that he had a question about the designation of Village as defined in the 2030 Master Plan. He stated that the primary use was Rural Commercial, but also incorporated secondary land uses such as; offices, civic institutions, and open space. He noted that the property included all of those uses except for medium density residential. He stated that there was not an adequate buffer transition zone before it reached the commercial section of the property, and was concerned about the large area of pavement. He questioned if there were thoughts to incorporate low to medium residential apartments, for possible affordable housing that could address the areas housing crisis; and asked if there was senior housing near the property. Mr. David Palmer, President of the GJA stated that there were no senior housing sites near the property. He continued that the URDL determined the type of housing allowed, and the property would need to be defined as a RC-5 to include apartments. He mentioned that the area was mainly Farmland and was surrounded by developments, with the exception of one smaller area of BL-CR and ROA, and noted that there was no more developable land. He explained that there was a RC-5 property that had been changed to BL-CR. Mr. Palmer stated that he understood Mr. Heckman's concerns, but the location was an urban area, and residents had opposed apartment buildings for over thirty years. He continued that the water restrictions under the URDL would not allow what Mr. Heckman suggested. Mr. Heckman responded that he had been aware of the water restrictions, but thought the plan could include the removal of asphalt to be replaced with buildings. Mr. Palmer replied that he did not think there was any room, and mentioned that the largest parking lots were located in the Manner Shopping Center, where the Safeway was located; on Jacksonville Pike, where the Shoprite was located; and 14217 location which was up for sale. He continued that the commercial area was limited and had not changed in the last twenty years. He stated that the last major change was the Klein supermarket that the GJA had supported. He continued that the area had zoning for commercial and some RC-5. He mentioned that the County Council had unified the zoning and it continued to be a RC-5. He explained that the association had opposed all other changes which included 14202 Jarrettsville Pike. He noted that the GJA had suggested that when a developer applied for a permit, they would have to certify that they had read the community plan, and once it was submitted to Baltimore County, a copy of it would be sent to the Board of Director's for the Greater Jacksonville Association.

With no additional questions or comments from the Board, Chair Holupka called for a motion to set a Public Hearing on the matter. Mr. Haffer moved that the Baltimore County Planning Board set a public hearing regarding the Jacksonville Community Plan for Thursday, February 20, 2025 at 5 PM. Ms. German seconded the motion which passed at 4:47 PM with affirmative votes being cast by Mr. Arrey, Mr. Braddy, Mr. Duvall, Ms. German, Mr. Haffer, Mr. Heckman, Mr. Heinl, Mr. Hinton, Mr. Johnson, Ms. Muñeses, Ms. Pinheiro, and Mr. Schulman. There were no dissenting votes.

Other Business

2. Report from the January 16, 2025 Meeting of the Landmarks Preservation Commission

Ms. Patchak gave a report on the major actions of the January 16th, 2025 Landmarks Preservation Commission meeting.

3. Recent County Council legislation of interest to the Board

Ms. Patchak gave a report on the recent legislation passed by the County Council of interest to the Board, which included:

- a. Bill 105-24 – Zoning Regulations – Special Regulations for a Cemetery in the Density, Residential 2 (D.R. 2) Zone
- b. Resolution 2-25 – Department of Planning – Small Area Plan Process

Adjournment of the Board Meeting

Chair Holupka called for a motion to adjourn the meeting. Mr. Heckman moved to adjourn the meeting. Mr. Haffer seconded the motion, which passed at 4:48 PM with affirmative votes being cast by Mr. Arrey, Mr. Braddy, Mr. Duvall, Ms. German, Mr. Haffer, Mr. Heckman, Mr. Heinl, Mr. Hinton, Mr. Johnson, Ms. Muñeses, Ms. Pinheiro, and Mr. Schulman. There were no dissenting votes.

The meeting adjourned at 4:48 PM.

**Baltimore County Planning Board Public Hearing Minutes
February 6, 2025**

Call to Order, Introduction of Board Members

Chair Holupka 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
1. Mr. C. Scott Holupka, Chair	1. Ms. Emily Brophy, Vice Chair
2. Mr. Peter Arrey	2. Mr. Christopher Brody Tennant
3. Mr. Edward Braddy	
4. Mr. Mark Duvall	
5. Ms. Beverly German	
6. Mr. S. Chris Haffer	
7. Mr. Mark Heckman	
8. Mr. Steven Heinl	
9. Mr. Shafiq Hinton	
10. Mr. Derick Johnson	
11. Ms. Raquel Muñeses	
12. Ms. Cathryn Pinheiro	
13. Mr. Jon Schulman	

Attending County staff included: Mr. Steve Lafferty, Ms. Amy Mantay, Ms. Krystle Patchak, and Ms. Courtney Rachuba, all of the Department of Planning; Mr. Andrew Brown, and Mr. Kristoffer Nebre, and Ms. Lisa Eicholtz from the Department of Public Works and Transportation.

Item for Public Hearing

- 1. Basic Services Maps**

Chair Holupka stated that the first Public Hearing on the agenda was the Basic Services Maps which had been introduced to the Board on January 16th, 2025 with a presentation from Mr. Andrew Brown, from the Department of Public Works and Transportation. He continued that Mr. Brown was in attendance to further present the maps to the Board. He noted that after the presentation, Board members would be able to ask questions or comment on the maps. He continued that after any questions or discussions from the Board, members of the public would have the opportunity to speak on the matter. He then welcomed Mr. Brown.

Mr. Andrew Brown introduced himself as an Engineer and Project Manager in the Bureau of Engineering Construction, Sewer Design Section. He continued that he was in attendance with Engineer Kris Nebre, from the Division of Traffic Engineering, to present a more detailed account of the 2025 Basic Services Maps for; Public Water, Sewer, and Transportation Systems. He explained that the Basic Services Maps were defined by the County Zoning Regulation, Section 4A02 – Basic Services Maps. He discussed that the deficiencies reported were unchanged from the deficiencies reported in prior years. He noted that he would be providing the deficiencies for water and sewer, and Mr. Nebre would provide deficiencies for transportation. Mr. Brown began with the 2025 Basic Services Map for Water and reported there were no deficient areas. He explained that all Fire Flow tests met or exceeded the required water pressure, Fire Flow testing standards, as determined by the National Board of Fire underwriters, which required a pressure of 20 PSI, for effective firefighting. He mentioned that the City of Baltimore was the owner of the public water system and performed hydrant tests on a nine-year cycle in the summer months, for the over 14,000 hydrants in the County, and over 8,000 hydrants in the city.

Mr. Brown moved onto the 2025 Basic Services Maps, for Sewer. He noted that the Sewer Design Section reported one deficient area and five areas of concern, which had not changed from the years prior. He continued and stated that while the areas remained deficient, there had been progress made towards the elimination of many of the areas. He explained that deficient areas were determined by the lack of capacity to convey existing sewerage flows; and areas of concern were identified as areas that required additional scrutiny as a result of various conditions which included; areas tributary to known constructive sanitary sewer overflow structures, and areas observed or recorded evidence of surcharging during wet weather conditions. He discussed that the closure of the existing sanitary sewer overflow was being addressed by the consent decree, and their goal was to eliminate deficient areas and areas of concern. He stressed the importance to understand that for elimination to be completed, it required coordination with other agencies, outside of Baltimore County; and multiple rehabilitation and construction projects that would span years, not just months. He continued that the Department of Public Works and Transportation installed over 18,000 feet of new or replacement sewer remains; and rehabilitated over 174,000 feet of sewer main, which had allowed the department to begin on the closure of nine existing sanitary sewer overflows; once completed the department could remove the several areas of concern.

Mr. Brown described in detail about the deficient areas. He began with the deficient area reported at the Richlyn Manor Wastewater Treatment Plant, located in Perry Hall. He continued that with heavy rain, the incoming flow at the Plant significantly increased, and the wastewater treatment flow exceeded 80% of the treatment plants to reserve capacity. He explained that the department had completed one rehabilitation project, which reduced the flow to the Plant during heavy rain, and they were working through the permitting stage of another rehabilitation project in the area. He mentioned that the department continued to advance a project to build a pumping station that would replace the Treatment Plant, entirely. The completion of the projects would allow the deficient area, to be removed from the maps. He moved on to the next area of concern, Herring Run in Parkville. He continued that there were two sanitary sewer overflow structures in the area, that in heavy rain, would become temporarily overwhelmed by infiltrating ground and storm water. He noted that the department had completed a significant amount of rehabilitation work in the sewer system in the Parkville area, and had eliminated

illegal connections into the system. He continued that the department had constructed a relief sewer, and a second relief sewer project was almost completed. He discussed that the projects would reduce the risk of the sewer systems becoming overwhelmed during heavy rain and would reduce the chances of basement back-ups in the area. He was pleased to inform the Board that the department had directed the Bureau of Utilities to close off the structures, and that the work had been started. He noted that the Bureau of Utilities reported that as of January 23rd, 2025, structure number 41 had been closed, but the timing of the closures did not allow time to change the designation on the current map, or to remove the area of concern. Mr. Brown stated that the next area of concern was Marnat Road, in Pikesville. He mentioned that there was one sanitary sewer overflow structure in the area, and during heavy rain, the amount of sewage in the collection system, temporarily overwhelmed the sewer system which resulted in overflows. He explained that the department had completed sewer rehabilitation projects in the area to reduce infiltration and inflow; and eliminated illegal connections. Mr. Brown discussed that although the efforts helped reduce the risk of overflow, a relief sewer would be required prior to the closure of the overflow structure. He continued that the relief sewer would be constructed by Baltimore City, to add capacity to their sewer systems. He noted that the department had continued to communicate with the City for updates on the efforts to complete their studies and analysis, that were required by the City's consent decree. He explained that the studies and analysis would need to be completed before any construction of the sewer overflow is permitted. Once improvements were made, the area of concern would be removed. He continued with the next area of concern, which was the area of Brooklandville. He stated that the deficient area depicted on the 2024 Basic Services Map had been defined and implemented by the Baltimore County Council, through Bill 17-24. He noted that the Department of Public Works did not identify the area as deficient sewer capacity on the 2024 Basic Services Map, and it remained the case for the 2025 maps. He explained that it was similar to the other areas and during heavy rain, the flows were temporarily overwhelmed, but it resulted in the surcharging of the existing sewer systems. He continued that Johns Hopkins Healthcare, Surgery Center Development LLC., and the developer of the Green Spring Manor subdivision had been required to construct relief sewers for the elimination of the surcharging during heavy rain, and the projects were in the design and permitting phase, and had not begun construction. He noted that once completed, the capacity of the sewer system would increase, the possibility of surcharging would be reduced, and the concern area would be eliminated. Mr. Brown moved onto the next area of concern which was the area of Powder Mill. He continued that there were four sanitary sewer overflow structures, and during moderate to heavy rain, the sewage system would become temporarily overwhelmed, infiltrating storm and groundwater. He noted that the department had completed a significant amount of rehabilitation work to the sewer system and the Powder Mill, interceptor. Once improvements were completed, the risk of sewer systems becoming overwhelmed, would be reduced; which would allow the closure of the sanitary sewer overflow structures. The department had directed the Bureau of Utilities to close the four sanitary sewer overflow structures in the area, and once completed, the area of concern would be removed. Mr. Brown presented the last area of concern, in Catonsville. He explained that there were three sanitary sewer overflow structures in the area, and that during moderate to heavy rain, the system would be overwhelmed, which infiltrated both storm and groundwater, into the system. He mentioned the department had completed rehabilitation in the sewer systems, and eliminated illegal connections. The department had directed the Bureau of Utilities to close sanitary overflow structures 116, and 117; 118 would require the construction of a relief sewer, which would be completed by Baltimore City. He then passed the presentation to Mr. Kristoffer Nebre.

Mr. Kristoffer Nebre stated he was from the division of traffic engineering and he was going to present the 2025 Transportation Basic Services Maps. He continued that the department observed and studied all signalized intersections in the County. He mentioned that the intersections presented on the Basic Services Maps, were evaluated on a yearly cycle and all others were evaluated every three to five years. He explained that the traffic teams evaluated the intersections with car counts and metrics for congestion; called a load failure. He noted that if a car did not make it through the intersection, they would describe that as a loaded cycle; and the percentage of loaded cycles equated to a letter grade. He mentioned that the

higher the load cycle failure, the lower the letter grade. He discussed that there were ten level F intersections and one level E intersection. He stated the ten level F intersections included; National Pike at Rolling Road; Bellona Ave at Charles Street; Bloomsbury Ave at Frederick Road; Burke Ave at York Road; Falls Road at Seminary Ave; Falls Road at Joppa Road; Falls Road at Green Spring Valley Road; Joppa Road at Loch Raven Boulevard; and Perring Parkway at Putty Hill Ave. He continued with the level E intersection which was Joppa Road at Perring Parkway. He noted that the area of Falls Road and Shawan Road was outside the URDL, and therefore no traffic shed was presented. He referenced the presented map of 2024 Catonsville/Oella traffic shed and showed an area that had been cut out for the 2025 Draft, as a result of Council Bill 17-24; which included Frederick Road and South Rolling Road. He presented no changes to the Falls Road shed. He discussed the Towson/Lutherville area and discussed that there was a shed on the 2024 maps at York Road and Ridgely Ave that was not presented. He explained that the intersection was evaluated by DPWT and was given a level of service C. He noted that the final showed the area due to Council Bill 17-24. He moved on to the Parkville area maps, and discussed there was a change of reserved trips for the intersection of Perring Parkway and Joppa Road. He continued that last year's map had 17 reserved trips for developed site, and the current total was 83 trips reserved for a developed site. He concluded his presentation and stated he was available for questions or comments.

Chair Holupka thanked Mr. Brown & Mr. Nebre for their presentations and opened the floor up for questions or comments from the Board.

Mr. Haffer asked for clarification about the changed intersections due to a Council Bill. He questioned if that meant that DPWT performed the studies, they came to the Board for approval and then when it went to Council, they made changes similar to the Zoning process. Mr. Brown replied, yes. Mr. Haffer thanked Mr. Brown.

Ms. Pinheiro asked about Council Bill 03-25, and what impact that would have on the presented Basic Services Maps, if passed. Mr. Brown stated he was not aware of the possible impacts. She asked Mr. Brown if it would be possible to look into the Bill and the possible impact. Mr. Brown stated he would be happy to review. Ms. Lisa Eicholtz stated that the current Basic Services Maps legislation were written in the 1980's which dictated the methodology, and they were in the process of modernizing it to current standards. Ms. Pinheiro asked if the number of failed intersections would increase or decrease with the change. Mr. Nebre stated that it would go into effect on next year's maps.

Mr. Heintz stated that most of the intersections were within the URDL and questioned how they could continue to entice development in highly desirable areas, with failed intersections that have created a moratorium. Mr. Nebre stated that there was a revitalization zone that had been shown in purple within the pink areas on the maps, and they were revitalization districts, which were exempt from the moratorium.

Chair Holupka questioned about the Richlyn Manor sewer shed, located in Perry Hall. He asked if there was a mini sewage treatment plant on the premises. Mr. Brown replied, yes. He continued that there was a Wastewater Treatment Plant. Mr. Holupka questioned where the Treatment Plant, discharged. Mr. Brown replied, he wasn't sure and asked Ms. Eicholtz for that information. Ms. Eicholtz replied, Gunpowder River. Mr. Holupka questioned if once a new pumping station was built, would it no longer discharge, but it would run into Back River. Ms. Eicholtz said, correct.

Ms. German asked the location of the new pumping station at Richlyn Manor. Ms. Eicholtz responded that it was beside the existing Treatment Plant.

Mr. Holupka stated he knew the moratoriums were based on traffic and sewer issues, and mentioned that the Council had passed a moratorium based on school over-crowding. He questioned if there was a more

consolidated map, that showed unbuildable areas throughout the County. He continued that it would be a useful tool.

Ms. Pinheiro reverted back to Bill 03-25 and stated that it would take effect 45 days after it was enacted, and questioned if it would impact the current year. Ms. Eicholtz stated that the maps were due at the end of the year, and would be based on current standards. Ms. Pinheiro asked for clarification that any developments that would have hearings in the current year, they would utilize the current maps of the failed intersections. Ms. Eicholtz replied, correct.

With no additional questions or comments from the Board, Chair Holupka began calling members of the public, who had signed up to speak on the matter.

There were no speakers.

With no speakers, Chair Holupka gave the Board a final option for any questions or comments on the matter.

There were no final questions or comments from the Board.

Adjournment of Public Hearing

Chair Holupka called for a motion to adjourn the Public Hearing. Mr. Arrey moved to adjourn the Public Hearing. Mr. Schulman seconded the motion, which passed at 5:22 PM with affirmative votes being cast by Mr. Arrey, Mr. Braddy, Mr. Duvall, Ms. German, Mr. Haffer, Mr. Heckman, Mr. Heintl, Mr. Hinton, Mr. Johnson, Ms. Muñeses, Ms. Pinheiro, and Mr. Schulman. There were no dissenting votes.

The Public Hearing adjourned at 5:22 PM.
