

Greater Patapsco Community Association
General Meeting
June 8, 2009

The meeting was opened by President, Ralph Wright at 7:40pm.

Secretary Cathy Wolfson read the May 11, 2009 general meeting minutes. The minutes were accepted as read.

There were 24 members in attendance.

Treasurer's Report

Treasurer Marty Kelley

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| Balance as of April 13, 2009 | \$ | 6,885.70 |
| Income | | 1,517.00 |
| Disbursements | | (2,511.64) |
| Ending Balance as of May 18, 2009 | \$ | <u>5,891.06</u> |

The savings account was merged with the Legal fund. Additional funds were contributed from the checking account to purchase a 9 mo certificate of deposit in the amount of \$10,000.

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| Savings account CD | \$ | 10,000.00 |
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Financial Report was unanimously accepted.

Old Business

Ralph reviewed the discussion points of the May 18 GPCA board meeting which included efforts to establish a Support Our Troops Program and the decision to invest in the aforementioned CD.

Other topics discussed were:

2020 Rural Amendment to the Master Plan – Baltimore County's Department of Planning held a required Public Input Meeting on May 19 which was attended by seven GPCA members. A GPCA position statement was submitted which raised the following points:

1. How does the County Council's decision to upzone 115 acres in RC-6 to Business/Industrial Major and high density housing within the boundaries of the Patapsco Granite Community Plan during the 2008 Comprehensive Zoning Map Process (CZMP) reflect the Master Plan's intention to maintain the Urban Rural Demarcation Line(URDL) and preserve the rural lands?
2. Why should community groups participate in this process if the County Council is not bound by it?
3. Is it prudent to remove the restraints of primary and secondary conservancy requirements from church development which restrict residential development in RC-6?

Restoring Life Church - A hearing for a special exception to exceed impervious surface allowed by right in RC-6 from a maximum of 10% to 20.6% was heard on May 28. Eight GPCA members, and other community members attended the meeting in opposition to the development. In the time elapsed since the initial scheduling of the hearing, Baltimore County People's Counsel, Peter Zimmerman had brought to the developer's attention that the original impervious surface calculation of 21.4% was in error because it was based on the total acreage of the property, not

just that portion zoned RC-6. Correction of this error resulted in a redesign of the parking area and stormwater management systems to reduce the impervious surface to 20.6%. Since the Department of Environmental Protection and Resource Management (DEPRM) and the Traffic Department had not had sufficient time to respond to the proposed changes the attorneys requested a postponement of the hearing. All other departments including Planning had determine that the plan met their requirements and had submitted their approvals. Community members, noting that their opposition was to the special exception in it's entirety requested to be heard. Testimony was given by Bruce Mezger, Joe Tatarewicz, William Masemore, Dona Espey and Cathy Wolfson who cited traffic concerns, impact on forest lands, incongruity with bordering rural lands and inadequate parking. The value of the Master Plan was also questioned as the County Council and zoning hearing officer are not bound by its guidelines. The date for the next hearing has not yet been announced.

New Business

Elaine Rasheed introduced 11th graders Martina and Lauran Howard of Windsor Mill Road. They are members of the National Society of High School Scholars, an association which encourages young people to make a positive contribution to their community. To this end Martina and Lauran have petitioned Councilman Oliver to improve traffic control at the intersection of Windsor Mill and Old Court Roads. Lauran read their letter addressed to Mr. Oliver (attached) which cited an April 17, 2009 accident in which three individuals suffered injuries and three cars were totaled. Their petition was signed by 53 residents in their neighborhood. Ralph will write a letter to Councilman Oliver on GPCA's behalf stating our support of the position of the Howards and their petitioners regarding the need to improve traffic control at the intersection.

Guest Speaker

Baltimore County 4th District Planner Dave Green addressed the group and addressed Restoring Life Church's application for a special exception to the zoning regulations. The plan approved by the Dept. of Planning includes upgraded materials for the building's exterior, technology which collects rainwater for non-drinking usage and sidewalk pavers which are more pervious than concrete.

Baltimore County is beginning the year 2020 Master Plan process which is amended from the 2010 in phases. The first phase addresses Agricultural Stewardship and Rural Preservation. The county is hosting four Public Input Meetings on this draft amendment to the Master Plan, the first of which GPCA members attended on May 19. These comments become public record.

Dave gave a brief overview of the Planned Unit Development (PUD) process which is a type of development which, if approved supercedes existing zoning inside the URDL if it includes amenities for communities, such as schools or cultural amenities. Generally a PUD is held to higher design standards than those developments allowed by right. Asked about the status of the PUD application at the Restoring Life site to construct a 70 unit senior apartment house on 1.87 acres of the property on Windsor Mill Road, Dave explained that as the applicant had not submitted a plan within 90 days of the County Council's resolution to accept the application the plan had expired. Generally the county looks favorably on those requests for senior housing citing the anticipated need for such housing by baby boomers.

Dave answered questions from attendees which included:

Q: When senior housing is designated in a development plan what assurances does a community have that it will remain "senior"?

DG: It's requirement will be upheld unless a special hearing is requested which grants reclassification of the housing.

Q: What is the status of Walmart in Randallstown Plaza?

DG: Walmart contacted the Department of Planning within the past two weeks and is still proposing a 160,000 sf superstore. No date for construction has been set.

Q: What is your background with Baltimore County Government?

DG: From 1985 -1988 I worked in the Zoning Office and from 1989 to 1991 I worked in the Budget Office. Since 1992 I've worked in the planning department.

Q: Does RC2 zoning permit the use of windmills?

DG: Not sure, but will review and follow up.

Q: Will Randallstown have a Farmer's Market this summer?

DG: Yes. It will be in front of the new Randallstown Community Center at 3525 Resource Drive, next to Home Depot on Wednesdays beginning July 8 from 3pm to 6pm.

As no further questions were asked Ralph extended GPCA's appreciation for Dave's presentation.

NEW BUSINESS

Councilman Ken Oliver has extended an invitation to GPCA to hold their September meeting at the Randallstown Community Center. A motion was made to accept the invitation which was seconded and unanimously approved.

Ralph asked for further comments. A motion was made to adjourn the meeting which was seconded and accepted. The meeting adjourned at 9:05 pm.