

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – DECEMBER 1, 2016

Members Present: Phil Engelke, Chair; Tudy Adler; Ed Coleman; Jacqueline Easley;
Members Absent: Erica Roberts, Vice-Chair
DPZ Staff Present: Valdis Lazdins; Jill Manion-Farrar; Nick Haines; Laura Boone
Other Staff Present: Paul Johnson, Office of Law

Mr. Engelke opened the meeting at approximately 7:02 p.m.

Mr. Coleman motioned to approve the minutes of November 17, 2016. Ms. Easley seconded.

Vote:

4 yea.

0 nay. The motion was carried.

PUBLIC MEETING

The Woods of Tiber Branch (SDP-16-067)

DPZ Recommendation: Approval
Petitioner’s Representative: Mr. William Erskine

Planning Department staff gave a multi-media presentation and explained the proposal for three single family detached homes and other related site improvements for the 1.32 acre site, zoned R-ED. The lots are part of the previously approved case, PB-352.

The petitioner concurred with the staff report and provided the Board with photos of the existing site conditions. He stated that the owner held these three lots from being developed, but is now ready to go forward. Stormwater management was addressed in the original development; however, the proposal is adding micro-bioretenion facilities. Disturbance is limited to the site and is minimal to environmental features.

There was no public testimony and the Board motioned to go into worksession.

Motion:

Ms. Adler motioned to approve SDP-16-067. Ms. Easley seconded the motion.

Vote:

4 Yea.

0 Nay. The motion was carried.

PUBLIC MEETING

Downtown Columbia, Crescent Area 3, Phase 1 Mass Grading (SDP-16-075)

DPZ Recommendation: Approval
Petitioner’s Representative: Mr. Greg Fitchett

Planning Department staff gave a multimedia presentation and explained the proposal to mass grade the approximately 21.39 acre site located on the south portion of the parcel; east of Broken land Parkway and

south of Merriweather Post Pavilion. The request is being made because construction on the site is limited to the Pavilion's offseason. The 2,100 parking spaces being displaced must be provided within Downtown by temporary easements by April 1, 2017.

Mr. Fitchett spoke on behalf of the petitioner and concurred with the staff report. He stated that the SDP was submitted to allow the developer to move forward more expeditiously and complete as much of the grading as possible before the beginning of the next Merriweather concert season. An easement for over 3,000 parking spaces was signed on November 30, 2016, to make up for those being displaced.

Mr. Bill Rowe spoke on behalf of the petitioner and answered questions from the Board related to the construction timeline.

There was no public testimony and the Board motioned to go into worksession.

Motion:

Ms. Adler motioned to approve SDP-16-075 with the condition that temporary easements for the 2,100 parking spaces being displaced by site construction be recorded by April 1, 2017. Ms. Easley seconded the motion.

Vote:

4 Yea

0 Nay. The motion was carried.

PUBLIC HEARING

Downtown Columbia Environmental Restoration (Alternative Compliance for CEPPA 15)

DPZ Recommendation: Approval
Petitioner's Representative: Mr. Todd Taylor

Planning Department staff gave a multimedia presentation and explained the request to amend the Downtown Columbia Plan CEPPA chart and replace the alternative timing schedule required by CEPPA #15. Currently, prior to the release of Use and Occupancy permits for each area environmental restoration must be completed. As an alternative approach the petitioner requested to use bonds to meet this requirement. The Department of Planning and Zoning had concerns with this proposal and recommended an alternative approach, which is outlined in the staff report.

Mr. Taylor spoke on behalf of the petitioner adding that the reason the developer is behind in restoring Areas 5 and 6 is because construction is taking place on adjacent areas, thereby conflicting with the plans for site restoration. Mr. Taylor indicated that the developer agrees with the County's recommended changes.

Mr. Chris Streib of Biohabitats also spoke on behalf of the petitioner giving a timeline of the restoration process.

There was no public testimony and the Board motioned to go into worksession.

Motion:

Ms. Adler motioned to approve Downtown Columbia Environmental Restoration Alternative Compliance as recommended by the Department of Planning and Zoning. Mr. Coleman seconded the motion.

Vote:

4 yea.

0 nay. The motion was carried

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT 8:32 p.m.



Valdis Lazdins
Executive Secretary



Laura Boone
Recording Secretary