

1 **LUTHERAN VILLAGE** \* **BEFORE THE**  
 2 **AT MILLER’S GRANT** \* **PLANNING BOARD OF**  
 3 **PETITIONER** \* **HOWARD COUNTY, MARYLAND**  
 4 **CASE NO: ZB-1128M**

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7 **MOTION:** *To recommend approval of the request to amend the Lutheran Village at Miller’s*  
 8 *Grant Preliminary Development Plan.*

9 **ACTION:** *Recommend Approval; Vote 4-0*

10 \* \* \* \* \*

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 12 On June 16, 2022, the Planning Board of Howard County, Maryland, considered the petition of  
 13 Lutheran Village at Miller’s Grant to amend the Preliminary Development Plan as follows:

- 14 • Increase the number of apartments from 248 to 260 units;
- 15 • Increase the number of assisted care beds from 60 to 80.
- 16 • Increase the density from 6.51 units per net acre to 6.88;
- 17 • Add a health center that will provide activities for daily living, diet, medication management, and
- 18 general care for residents of residents of the development; and
- 19 • Add a performing arts center/chapel as an amenity for residents of the development.

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 21 The Planning Board considered the Department of Planning and Zoning (DPZ) Technical Staff  
 22 Report, DPZ determined that the petition met the criteria in Section 127.1 of the Howard County Zoning  
 23 Regulations (HCZR) related to amending a Preliminary Development Plan in the Planned Senior Community  
 24 (PSC) zoning district.

25 **Testimony**

26 The Petitioner was represented by attorney Joan M. Becker. Ms. Becker called two witnesses, Jeff  
 27 Branch, CEO of Lutheran Social Ministries of Maryland, and Jacob Dortch, an engineer for the project. Mr.  
 28 Branch provided an overview of the existing Lutheran Village at Miller’s Grant, addressed certain criteria  
 29 from Sec. 127.1.H and explained how the petition complies with these criteria and the PlanHoward 2030  
 30 policies. He further explained that this amendment is for Phase II and that a portion of Phase I has been  
 31 completed and is occupied. Mr. Branch also answered questions from Planning Board members related to  
 32 marketing of the MIHU housing at the Property, accessibility of on-site amenities by the general public and  
 33 the number of parking spots relative to the number of residents and staff. Mr. Dortch addressed certain criteria

1 from Sec. 127.1 and explained the density calculations and how the petition complies with these criteria and  
2 the PlanHoward 2030 policies. He explained how the development meets parking requirements, provides  
3 internal walking paths and external community connections. During his testimony he also addressed questions  
4 from Planning Board members related to stormwater management improvements, the placement of single-  
5 family homes within the development, MIHU distribution, internal connections between structures and  
6 available parking for the Property. No members of the public testified on this matter.

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Board Discussion and Recommendation

9 In work session, the Planning Board discussed the proactive planning and design that went into this  
10 development and how this amendment will enhance the area for its residents. The project was also  
11 commended for the use of universal design, the manner in which the single-family homes were incorporated,  
12 as well as its connectivity within the site and to the surrounding community resources. The Board determined  
13 that the petition complies with Sections 127.1.

14 Mr. Engelke made a motion to recommend APPROVAL of the petition asserting that the petition  
15 complies with Section 127.1 of the Howard County Zoning Regulations. Mr. Cecil seconded the motion. The  
16 motion passed by a vote of 4 to 0.

17 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 30th day of  
18 June, 2022, recommends that Zoning Board Case No. ZB 1128M, as described above, be **APPROVED** by the  
19 Howard County Zoning Board.

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21 HOWARD COUNTY PLANNING BOARD

DocuSigned by:  
*Edward T. Coleman*  
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22 Ed Coleman, Chair

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*Kevin McAliley*  
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23 Kevin McAliley, Vice-chair

DocuSigned by:  
*Phil Engelke*  
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24 Phil Engelke

DocuSigned by:  
*James Cecil*  
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25 James Cecil

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31 ATTEST: *Amy Gowan*  
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32 Amy Gowan, Executive Secretary