

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – JANUARY 5, 2017

Members Present: Phil Engelke, Chair; Erica Roberts, Vice-Chair; Ed Coleman, and Jacqueline Easley
Members Absent: Tudy Adler
County Staff Present: Valdis Lazdins, Julia Boone, Nicholas Haines, J.J. Hartner, Lisa Kenney, and Paul Johnson

Mr. Engelke opened the meeting at approximately 7:00 p.m.

PUBLIC MEETING

ASDP-77-006 – Cottrell Property, Village of Hickory Ridge

DPZ Recommendation: Approval
Petitioner’s Representative: Mr. Robert Cottrell

Planning Department Staff offered a multi-media presentation and explained the proposal to amend a site development plan for a retroactive setback adjustment from 7.5 feet to 3 feet for an existing deck on the south side of a home. In addition, the proposal also increased the permitted lot coverage from 30% to 44%. Staff explained that Section 125.0.G.4. of the Zoning Regulations for the Newtown District requires Planning Board approval to adjust bulk regulations for individual lots and to accommodate structures, such as decks, storage sheds, or porches. The subject property is currently developed and zoned New Town-Single Family Medium Density (NT-SFMD), in accordance with Final Development Plan (FDP) 100-A-II.

Mr. Robert Cottrell explained that approval would bring the existing deck into compliance with regulations. He also explained the use and location of a proposed shed.

A member of the Public and the Hickory Ridge Village Board spoke in support of the plan.

The Board motioned to go into worksession.

Motion:

Mr. Coleman motioned to approve ASDP-77-006. Ms. Roberts seconded the motion.

Vote:

4 Yea.

0 Nay. The motion was carried.

Mr. Engelke opened the Public Meeting at approximately 7:30 p.m.

PUBLIC HEARING

PB 426 – Ten Oaks Farm (F-16-123)

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

Planning Department staff gave a multimedia presentation and outlined the proposal to approve Final Plan (F-16-123) for a 20.12 acre, 6 lot subdivision, as well as site improvements. The property is zoned RR-DEO (Rural Residential – Density Exchange Option) and is in the Tier III Growth Area; therefore, it is subject to Senate Bill 236 “The Sustainable Growth and Agricultural Preservation Act of 2012.”

Mr. Erskine spoke on behalf of the Petitioner and the project engineer, Stephanie Tuite of Fisher Collins and Carter, presented the plan. Ms. Tuite explained the plan in detail, outlining the environmental and storm water management aspects of the proposed development.

One member of the public had questions about the petitioner's presentation and questioned the design of storm water management and site access.

The Board motioned to go into worksession.

Motion:

Ms. Roberts motioned to approve PB 426. Ms. Easley seconded the motion.

Vote:

4 Yea

0 Nay. The motion was carried.

PUBLIC HEARING

PB 420 – Montevideo Crossing Royal Farms (F-16-079)

DPZ Recommendation: Approval

Petitioner's Representative: Mr. Sang Oh

Opposition's Representative: Mr. Jim Parsons

Planning Department Staff offered a multimedia presentation and outlined the proposal to approve an Optional Design Project (ODP) in a Commercial Redevelopment (CR) Overlay District. The proposal was for a Royal Farms gas station/convenience store at Montevideo Crossing; to be developed in accordance with Section 121.1.H of the Zoning Regulations.


The Board considered a Motion to Postpone from Mr. Parsons on the grounds of inadequate time to prepare, lack of Planning Board Rules of Procedures regarding the newly adopted Optional Design Project (ODP), lack of an approved conditional use for motor fueling facilities, and also the lack of a traffic report. Mr. Parsons also stated that a postponement was warranted due to the proposed use being inconsistent with the General Plan (PlanHoward 2030).

The Board voted against the motion to postpone.

Mr. Oh spoke on behalf of the Petitioner and the project engineer, Mr. Dave Thompson of Benchmark Engineering, presented the project in detail. He explained that based on Design Advisory Panel recommendations the Petitioner completely changed the layout of the project, flipping the gas pumps to the rear of the convenience store to conform to the Route 1 Design Manual. Mr. Parsons cross examined the Petitioner's witness.

The Board continued the Public Meeting until March 2, 2017.

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT 10:45 p.m.


Valdis Lazdins
Executive Secretary

Lisa Kenney
Recording Secretary