

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – NOVEMBER 17, 2016

Members Present: Phil Engelke, Chair; Erica Roberts, Vice-Chair; Tudy Adler; Ed Coleman; Jacqueline Easley;

Members Absent: None

DPZ Staff Present: Valdis Lazdins; Jill Manion-Farrar; Nick Haines; Laura Boone

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

ELECTIONS

Ms. Adler nominated Mr. Engelke as Chair. Ms. Easley seconded.

Vote:

5 yea.

0 nay. The motion was carried

Ms. Easley nominated Ms. Roberts as Vice-Chair. Ms. Adler seconded.

Vote:

5 yea.

0 nay. The motion was carried

Ms. Adler nominated Mr. Coleman as Planning Board representative to the Recreation and Parks Advisory Board. Ms. Roberts seconded.

Vote:

5 yea.

0 nay. The motion was carried

PUBLIC MEETING

Long Reach Tennis Center (SDP-16-053)

DPZ Recommendation: Approval

Petitioner’s Representative: Al Edwards

Planning Department Staff offered a multi-media presentation and explained the proposal for an indoor tennis facility consisting of 6 tennis courts and a 4,905 SF lounge area, and associated site improvements. The subject property is located on the west side of Old Dobbin Road, just east of the BGE Transmission Line between Dobbin road and Tamar Drive. The site is 11.42 acres, entirely wooded, with streams on the western portion of the property, wetlands, and steep slopes. None of the environmental features will be disturbed. Parking, setback, lot coverage, stormwater management, landscaping and forest conservation requirements are all met.

The petitioner gave a multimedia presentation on the proposal, illustrating various elevations and stating the intent is that the new tennis center will provide indoor tennis in a permanent building, replacing the Owen Brown “bubble”. The building is built in the ground to take away the mass of the building and will only appear 6-8 feet high from the road. Landscaping will be provided as screening from the road. The petitioner plans to use an open field as a solar field in the future to power at part of the building. Projected opening for the building is early 2018, at which time the existing “bubble” will come down from the Owen Brown facility and it will be converted to outdoor courts.

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

Motion:

Mr. Coleman motioned to approve SDP-16-053 with the recommendation to study and improve pedestrian and bicycle access. Ms. Easley seconded the motion.

Vote:

5 Yea.

0 Nay. The motion was carried.

PUBLIC HEARING

PB 423 – Hinkle Property (SP-16-007)

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

Department staff gave a multimedia presentation and outlined the proposal for a 43.37 acre, nine lot subdivision, including one buildable preservation parcel, two non-buildable preservation parcels, and associated site improvements. The property is zoned RR-DEO and is in the Tier III Growth Area, therefore subjecting the subdivision to Senate Bill 236 “The Sustainable Growth and Agricultural Preservation Act of 2012”. Requirements for setbacks, stormwater management, landscaping, and forest conservation are all met. The proposal impacts environmental resources as little as possible; however, there is an alternative compliance request for the removal of specimen trees on the property.

The petitioner called Mr. Carl Gutschick as their witness. Mr. Gutschick stated that the proposal is allowed by zoning, but is required to come before the Planning Board because of Senate Bill 236. The proposed development would occur primarily on the already cleared portion of the site. Most of the preservation parcel will be dedicated to the Department of Recreation and Parks at their request. The only impact to environmental features would be the removal of the 7 specimen trees, all wetlands, steep slopes and streams are on the non-buildable parcel

Three members of the public had questions of the petitioner’s presentation, but there was no opposition. The Board motioned to go into worksession.

Motion:

Mr. Adler motioned to approve PB 423. Ms. Roberts seconded the motion.

Vote:

5 Yea

0 Nay. The motion was carried.

PUBLIC HEARING

PB 418 Lacey Property (SP-15-013)

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

Continued from September 15, 2016.

The previous hearing was continued after the opposition motioned to dismiss the case based on lack of standing and capacity of related to the signatures on the proposal's application. After hearing from both parties and the three trustees of the property, the Board ruled against the opposition's motion .

The Board heard closing arguments from both parties and went into worksession.

Motion:

Ms. Adler motioned to approve PB 418. Mr. Coleman seconded the motion.

Vote:

3 Yea

2 Nay. Ms. Easley and Ms. Roberts dissented. The motion was carried.

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT 11:05 p.m.


Valdis Lazdins
Executive Secretary


Laura Boone
Recording Secretary