

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – DECEMBER 15, 2016

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

Members Absent: None

DPZ Staff Present: Valdis Lazdins; Amy Gowan, Zan Koldewey, Bob Lalush, Laura Boone

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

Ms. Adler motioned to approve the minutes of December 1, 2016. Ms. Roberts seconded.

Vote:

5 yea.

0 nay. The motion was carried.

Mr. Coleman motioned to allow for a 30 day extension for the Decision and Order of the Lacey Property (PB418) due to the complexity of the case. Ms. Adler seconded.

Vote:

5 yea.

0 nay. The motion was carried.

PUBLIC MEETING

ZRA 171 Olenka Stasyshyn

DPZ Recommendation: Denial

Petitioner’s Representative: Mr. Tom Coale

Planning Department Staff offered a multi-media presentation and explained the proposal to amend Section 131.0 to establish a Conditional Use category – School, Instructional for teaching music, dance, martial arts, yoga and/or meditation practice in the R-20 District. The Department of Planning and Zoning recommended denial because the petition is limited in scope and inconsistent with similar use categories. It also lacks protection for adjacent residential properties and sufficient opportunities already exist.

Mr. Tom Coale and Mr. Sang Oh both spoke on behalf of the petitioner stating that there are parcels in residential zones that are not suited for residential use. There is a need to find a use for these properties that can act as buffers between residential and non-residential zones. The proposed uses are not as intense as other uses currently allowed in commercial zones. These uses typically are unable to sustain business in commercial zones because of rent costs. The R-20 zone has been suggested because of larger lot sizes. The petitioner reminded the Board that proposed use wouldn’t be allowed by right in that Hearing Examiner approval would be required.

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

Motion:

Ms. Roberts motioned to deny ZRA 171. Ms. Adler seconded the motion.

Vote:

5 Yea.

0 Nay. The motion was carried.

PUBLIC MEETING

ZRA 172 – Stephen Ferrandi

DPZ Recommendation: Approval
Petitioner’s Representative: Mr. Sang Oh

Planning Department staff gave a multimedia presentation evaluating the proposal to amend the zoning regulations to allow the historic building conditional use category on preservation parcels. Transfer of density was established in the Zoning Regulations in 2008 and has since been amended several times. The regulations currently allow conditional uses on historic properties that are not on preservation parcels. This amendment would allow historic properties on preserved parcels to do the same and would really only currently affect one property in the County. DPZ’s historic preservation staff is very supportive of the amendment as it would allow for additional preservation. The Department recommends approval with minor revisions.

The petitioner’s representative stated that they were in agreement with the DPZ’s analysis and gave an overview of the neighborhood preservation program. The purpose of the proposal is to allow all historic properties, even those in the neighborhood preservation program, to apply for a conditional use. It is important for preserved historic properties to flourish and this change would allow that.

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

Motion:

Mr. Coleman motioned to approve ZRA 172 as revised by DPZ. Ms. Easley seconded the motion.

Vote:

5 Yea

0 Nay. The motion was carried.

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT 8:29 p.m.

Valdis Lazdins
Executive Secretary

Laura Boone
Recording Secretary