

**Lutherville Community Association  
General Meeting  
March 8, 2022  
Timonium Fairgrounds, Vista Room**

Presiding officer: Pamela Shaw, LCA President

7:06 – meeting called to order

Debbie Darr, LCA Secretary, confirmed that a quorum was present.

LCA board members were introduced, including attendees: Terri Byrd, Karen Darden, Debbie Darr, Marie Frederick, Evan Mayfield, Amanda Mendat, Rita Nabhan, Julie Szymaszek.

About 30 community members were present.

The minutes from the November 2021 general meeting were approved by the board at the November 9, 2021 board meeting. If there is any feedback to the minutes, please e-mail the LCA e-mail address.

**Treasurer's report:**

M&T:	\$5,790
T. Rowe:	\$15,281
Total:	\$21,071

**Transition to Digital Media/Newsletters:**

The LCA will be transitioning to a digital newsletter from print. Previously printed newsletters were mailed to the entire community regardless of membership which costs about \$500 per mailing. Digital communications seem to be the fastest way to communicate current news with the community, and sometimes the paper newsletter is outdated. After the next printed newsletter in April/May, the LCA will transition to a digital newsletter which will be posted on the LCA website with notifications posted on social media and via the Google e-mail group.

**Speakers:**

Ellen Birkenthal, President, Dulaney Valley Improvement Association

Tim Ruppalt, board member, Dulaney Valley Improvement Association

The audience was referred to the back of the agenda which included a plan of the proposed Royal Farms development at 1215 York Road -- the former credit union property across from the Peppermill, at the corner of Greenspring and York Road.

The property was purchased by the same owners of the building formerly called Heaver Plaza. Previously, the owners planned a two - 8 story apartment buildings for behind Heaver Plaza but did not receive a zoning change for that development. Zoning for the credit union property was changed to a BL – business local – which could include fast food, funeral home, veterinarian, flower shop, convenience store. Previously, different ideas were presented to the DVIA community, including a drive-thru restaurant. Zoning was then changed to AS – auto service.

GTCC made DVIA aware that a zoning meeting was taking place regarding that property, during which there was no community involvement, including some statements that were not accurate that the community could not respond to. Baltimore County entities replied to some concerns including environment, state highway, traffic engineering, etc but with no community input. The one entity against the plan was the Department of Planning.

DVIA hired an attorney to repeal the developer's exemption from a community input meeting. The court date is April 20 via Webex. They are now gathering information for their attorney and reaching out to communities for support and involvement. They are hoping that on April 20 the community's concerns will be heard and the process will need to start over giving the DVIA and surrounding communities the opportunity for input.

Concerns include traffic, environmental, trash, noise, etc. The proposed plan includes a drive through, turn restrictions, 12 electric Tesla charging stations, one-story but very high A-frame architecture. 29 parking spaces are required by the county but they are providing 74 – with concern that excessive pavement would be easier to convert to a gas station. There is a stream behind the property and stormwater management would be needed as well.

The terms have changed to FS (fuel services) from AS (auto services). The next CZMP is in 2024. The concern is that eventually they will install a gas station on site.

DVIA would like the LCA community's help with the complaint against this development, including signing a petition. If there's a community input meeting, they will really need the community's involvement. Ellen will work with the LCA's Pam Shaw and Pam Burke from Orchard Hills to share this information. The biggest problem and the basis of their appeal is that the community deserves to be heard. There has been a lack of transparency by the county with many of the zoning changes and developments.

### **Wade Kach – District 3 Baltimore County Council**

Councilman Wade Kach noted that there cannot be any gas station on the property unless in 2024 it is rezoned to include gas station. If he is the councilman, he will not support zoning change to gas station.

Wade was not previously aware that a Royal Farms was planned for that location in Lutherville. He had tried to prevent the new Royal Farms on Mt. Carmel Road due to traffic and environmental issues. Royal Farms would not agree to an agreement to remedy a potential gas or oil leak. After zoning was changed, they spent over \$1.5 million on attorney/court fees to get the Royal Farms built.

Wade would like to review county law regarding public input on these types of proposals and issues. Once the zoning is done, he is prohibited from involvement in the process, a rule with which he does not agree.

Regarding the apartment proposals for this area, Wade would like to keep the Lutherville-Timonium area suburban.

The redistricting plans are still in court and being revised. Wade does not want communities divided.

Across from Hunt Valley Town Center he approved a couple of apartment buildings (transit-oriented development), which takes pressure off of the Lutherville-Timonium-Cockeysville area.

The owners of Lutherville Station have gone to the Dept of Commerce to seek state or federal funding to build apartments. The federal and state cannot force apartments to be built on the property. There are efforts on the state level to allow the state to have input on situations like that.

A question was asked about Baltimore County's planning committee on fair and equitable housing. Wade replied that over a 10 year period Baltimore County will invest \$30 million (\$3 million per year) in low-income housing, which includes our area. However, zoning is needed first. Kach was told this area can handle 2,400 units and he approved 1,100 for Hunt Valley.

He is meeting with County Executive Olszewski Friday to discuss his wish list for this district. He is very pleased with the plan for a new Dulaney high school and nearly new Towson High School but the cost of the schools is very concerning.

The audience was asked about any roads that need repaving.

The pollution of Roland Run is concerning, in addition to other streams in Baltimore County.

The Baltimore County Police Department has 130 vacancies, and the current class only has 50 cadets. People are encouraged to attend any police-community meetings for our district. Wade supports keeping police officers in schools, and a community member voiced support for Wade's concern about removing SROs from public schools.

Asked about the proposed apartments for Lutherville Station - Wade replied that there is no change in zoning for that property. Yorkridge Shopping Center is zoned for apartments (CCC) but there is no proposal to make that kind of development.

### **District 3 Budget Hearings**

Pam thanked Gary Brewster for his advocacy of additional funding for projects at the Fairgrounds.

### **Environmental issues regarding Roland Run include:**

Doggie Day Care at 1913-1919 Greenspring Drive – the hearing was postponed after receiving community feedback regarding environmental concerns with dog waste. Wade noted sound barrier restrictions for dog runs.

Curio – water discharge from the plant has been reported.

MDTA – trash around the light rail station has been reported to the county – some commercial businesses were cited. Trash cans were installed to hopefully hold in the trash. Volume of the announcements from the light rail have been turned down.

### **Rita Nabhan, Special Events**

Easter Egg Hunt will take place on April 9 at 2:00 PM. Donations of filled plastic eggs and prizes for golden egg finders is appreciated. Volunteers to help hide eggs are welcome.

Community Yard Sale – scheduled for Sept 10. Rita is looking for a volunteer to help coordinate the yard sale. If no volunteers come forward, there may not be a coordinated yard sale this year.

Bonfire / 50<sup>th</sup> Anniversary Event – we would like to have a bigger event this year to celebrate the 50<sup>th</sup> anniversary of being in the historic national district. College Manor has been an amazing partner for the LCA community on the bonfire event. Saturday, October 22 -- tentative date. Ideas to build on this event include working with St. Paul's Church on craft fair; various entertainment; food trucks; children's activities. Anyone with ideas should reach out to Rita.

### **Workplan 2030, Pam Shaw**

Main themes included:

Live where you work; transit focused housing; walkability; affordable housing, simplifying PUD process; trails from city/county through bike routes; more recreational space; improving older shopping centers especially along transit routes; making Baltimore County a travel destination.

### **Karen Darden, Nominating Chair**

LCA board elections will take place in May. The recent newsletter listed all of the positions up for election. Interested persons should get in touch with Karen and biography submissions are due by April 1.

A community member asked about the nominating process and if all eligible members are able to be nominated for a position. The nominating committee reviews the names submitted and presents a slate of nominees best qualified for the positions. There are 7 members of the committee, including: Karen Darden (chair), Lisa Baldanza, Virginia Crews, Marie Frederick, Mark Malloy, Joseph Sakaduski, and Steve Seipp.

Discussion and some questions followed about the nominations and elections process. Pam noted that according to Robert's Rules of Order, the nominating committee presents a slate of officers for the positions up for election, which is voted on at the May Annual meeting. Some concerns and disagreements were voiced about this process and the inability for more than one person to be slated on the election ballot, which was acknowledged and noted could be resolved with a revision of the bylaws to make the process more clear in the future.

### **Gary Brewster - Chairman of the Board Maryland State Fair and Agricultural Society, Inc.**

Gary Brewster thanked everyone for attending and their service to the community. Eric Rockel was appreciated for his long-time support and contribution to Baltimore County and the community. Gary also talked about the current and future improvements at the fairgrounds and looks forward to continuing to be a resource for and engage with the community.

8:35 meeting adjourned