

BALTIMORE COUNTY COUNCIL MINUTES
LEGISLATIVE SESSION 2025, LEGISLATIVE DAY NO. 16
October 6, 2025 6:00 P.M.

A. The meeting was called to order by Chairman Ertel at 6:30 P.M. The Chairman asked the audience to rise for a moment of silent meditation and the Pledge of Allegiance to the Flag led. There were approximately 79 persons in attendance. The following Councilmembers were present:

PAT YOUNG	FIRST DISTRICT
IZZY PATOKA	SECOND DISTRICT
JULIAN E. JONES	FOURTH DISTRICT
DAVID MARKS	FIFTH DISTRICT
MICHAEL ERTEL	SIXTH DISTRICT
TODD CRANDELL	SEVENTH DISTRICT

Councilman Kach was absent the entire meeting.

B. APPROVAL OF JOURNAL

Upon motion by Councilman Young, seconded by Councilman Jones, the reading of the Journal Entries for the meeting of September 15, 2025 was waived and accepted by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell
Nay – None
Absent - Kach

C. ENROLLMENT OF BILLS

The Chairman stated that the following Bills were passed by the County Council and signed by the County Executive. He certified and delivered to the Secretary, Bills 51-25, 54-25 and 55-25.

D. INTRODUCTION OF BILLS

Bill 68-25 entitled An Act for the purpose of amending the 2025-2026 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from federal funds and made available to the County through the Maryland Department of Transportation as well as County matching funds.

Bill 69-25 entitled An Act for the purpose of amending the 2025-2026 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from federal funds and made available to the County through the Maryland Department of Transportation as well as County matching funds.

Bill 70-25 entitled An Act for the purpose of amending the 2025-2026 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from federal funds and made available to the County through the Maryland Department of Transportation.

Bill 71-25 entitled An Act for the purpose of amending the open space fee-in-lieu structure to be in conformance with Resolution 86-21; updating the open space fee-in-lieu structure to include the Mixed-Use District, the Elderly and Senior Housing District, and the Eco Park District; amending the time of payment of fees for developments in the M.U. district and/or developments enabled pursuant to Section 259.17.P of the Baltimore County Zoning Regulations; and generally relating to the Open Space Fee-in-Lieu.

Bill 72-25 entitled An Act for the purpose of prohibiting a standard restaurant in the eastern and western subareas of the Honeygo area from operating during certain hours if the standard restaurant is within a certain distance from a residential building; and generally relating to uses in the Honeygo Overlay District.

E. CALL OF BILLS FOR FINAL READING AND VOTE

Bill 52-25, Historical and Architectural Preservation – Issuance of Demolition Permit, was called. Councilmembers Patoka and Ertel commented. Councilman Patoka moved to amend this Bill with the following amendments:

1. On page 1, in the second line of the purpose paragraph, after “structure;” insert “requiring the County Council to vote to approve or disapprove the adoption of a structure to the County Final Landmarks list; granting the County Landmarks Preservation Commission authority to delay the issuance of a demolition permit for a certain time period under certain circumstances;”; after the purpose paragraph, insert the following:

“BY repealing and re-enacting, with amendments

Sections 32-7-303(d) and 32-7-401

Article 32 – Planning, Zoning, and Subdivision Control

Title 7 – Historical and Architectural Preservation

Baltimore County Code, 2015”;

In the second line of the function paragraph, strike “Section” and substitute “Sections”; in the same line, after “32-7-305” insert “and 32-7-407”; strike the fourth line of the function paragraph.

2. On page 2, after line 7, insert the following:

“§ 32-7-303. Final County Landmarks List – Adoption.

(d) (1) (i) The County Council shall adopt a final county landmarks list
VOTE TO APPROVE OR DISAPPROVE THE ADOPTION OF A STRUCTURE TO
THE FINAL LANDMARKS LIST within 90 days after the public hearing.

(ii) If the County Council does not adopt a structure on the
preliminary County landmarks list for inclusion in the final County landmarks list within
90 days after the public hearing:

1. Preliminary County landmark status is revoked;
2. If applicable, the structure is deemed removed from the

County inventory; and

3. The structure may not be nominated for inclusion on the
County inventory or the preliminary County landmarks list by any person other than the
owner for three years after the 90th day.

(2) A structure may not be deemed to be a County landmark unless and
until it has been so designated by a law subject to the provisions of Section 308 of the
Charter.”;

In line 9, strike “(A)”; strike lines 15 through 17; in line 18, strike “(III)”; in the same line,
after “LIST;” insert “AND”; strike lines 19 through 22; in line 23, strike “(3)” and substitute
“(2)”.

3. On page 3, strike lines 5 through 12 and substitute the following:

“Subtitle 4 – Changes to Structures or Properties

§ 32-7-401. Scope.

This subtitle applies only to a structure that is:

- (1) In a proposed or designated county historic district;
- (2) On a preliminary county landmarks list;
- (3) On a final county landmarks list; ~~or~~
- (4) DEEMED TO BE OF UNUSUAL IMPORTANCE BY THE
COMMISSION IN ACCORDANCE WITH THIS SUBTITLE AND STATE LAW; OR
- (5) Any combination of items (1) through ~~(3)~~ (4) of this section.

§ 32-7-407. DELAY OF CONSIDERATION.

IN ACCORDANCE WITH § 8–305 OF THE LAND USE ARTICLE OF THE
MARYLAND CODE, THE COMMISSION SHALL HAVE THE AUTHORITY TO
DELAY THE ISSUANCE OF A DEMOLITION PERMIT FOR A PERIOD OF NO
LESS THAN 90 DAYS IN CASES OF STRUCTURES THAT THE COMMISSION
DEEMS TO BE OF UNUSUAL IMPORTANCE TO THE JURISDICTION, STATE,
OR NATION.”.

Councilman Marks seconded the motion and these amendments passed by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell
Nay – None
Absent - Kach

Councilman Ertel moved to amend this Bill with the following amendment:

1. On page 3, in line 13, insert “SECTION 2. AND BE IT FURTHER ENACTED, that an application for a demolition permit for the following properties or structures are exempt from the requirements of this Act: any property where an application for a Planned Unit Development has been filed and a resolution has been adopted prior to the effective date of this Act; and any property for which an application for a demolition permit has been filed for a structure on that property prior to the effective date of this Act.”; in line 14, strike “2.” and substitute “3.”.

Councilman Jones seconded the motion and this amendment passed by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell
Nay – None
Absent – Kach

Thereafter, upon motion by Councilman Patoka, seconded by Councilman Jones, Bill 52-25, as amended, passed by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell
Nay – None
Absent – Kach

Bill 53-25, Maryland Model Floodplain Ordinance – Bill 6-24, was called. Councilman Marks commented then withdrew this Bill during the meeting.

Bill 56-25, CEB – Maryland Opioid Restitution Funding FY2026, was called. There being no discussion, upon motion by Councilman Jones, seconded by Councilman Crandell, this Bill was passed by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell
Nay – None
Absent – Kach

Bill 57-25, CEB – Cold Case Testing – Private Grant, was called. Councilmembers Patoka and Jones commented. There being no further discussion, upon motion by Councilman Jones, seconded by Councilman Ertel, this Bill was passed by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell

Nay – None

Absent – Kach

Bill 58-25, CEB – AIDS Case Management, was called. Councilmembers Jones and Marks commented. There being no further discussion, upon motion by Councilman Jones, seconded by Councilman Ertel, this Bill was passed by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell

Nay – None

Absent – Kach

Bill 59-25, Zoning Regulations – Exceptions to Residential Transition Areas, was called. Councilman Patoka commented and then moved to amend this Bill with the following amendments:

1. On page 1, in the second line of the purpose paragraph, strike “religious” and substitute “private”.
2. On page 2, in line 14, after “OR”, strike “AN” and substitute “A ONE-TIME”; strike “ORTHODOX JEWISH” and substitute “EXISTING PRIVATE”; in line 22, after “enactment” insert “and shall expire on October 6, 2027 without the necessity of further action by the County Council”.

Councilman Ertel seconded the motion and these amendments passed by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell

Nay – None

Absent – Kach

Thereafter, upon motion by Councilman Patoka, seconded by Councilman Ertel, Bill 59-25, as amended, passed by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell

Nay – None

Absent – Kach

Bill 60-25, Zoning Regulations – Uses Permitted in the Residential-Office (R-O) Zones, was called. Councilman Jones commented. There being no further discussion, upon motion by Councilman Jones, seconded by Councilman Patoka, this Bill was passed by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell
Nay – None
Absent – Kach

Bill 61-25, Revitalization Property Tax Credit, was called. Deputy Administrative Officer Sameer Sidh and Legislative Officer Brad Kroner testified on behalf of the Administration. Councilmembers Jones, Marks, Young, Patoka and Crandell commented. Councilman Marks questioned Mr. Sidh. Councilman Crandell moved to amend this Bill with the following amendment:

1. On page 7, in line 15, after “UNLESS”, insert “IN THE CASE OF TAX INCREMENT FINANCING”.

Councilman Young seconded the motion and this amendment passed by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell
Nay – None
Absent – Kach

Thereafter, upon motion by Councilman Young, seconded by Councilman Jones, Bill 61-25, as amended, passed by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell
Nay – None
Absent – Kach

Bill 62-25, Zoning Regulations – Hookah and Vapor Lounges – On-Site Security Personnel, was called. Councilmembers Patoka, Ertel and Jones commented. Councilman Patoka moved to amend this Bill with the following amendments:

1. On page 1, in line 2 of the Purpose Paragraph, after “on-site”, insert “licensed”, and after “personnel”, insert “guards”.
2. On page 2, in line 13, strike “AN APPROPRIATE NUMBER OF” and substitute “LICENSED”; strike “PERSONNEL” and substitute “GUARDS”; in line 15, after “PREMISES”, strike “; AND” and substitute the following:
“; CALCULATED AS FOLLOWS:

A. THE NUMBER OF LICENSED SECURITY GUARDS PROVIDED SHALL BE BASED ON A RATIO OF ONE FOR EVERY 50 PERSONS MULTIPLIED BY THE MAXIMUM NUMBER OF PERSONS PERMITTED UNDER THE FIRE PREVENTION CODE AND ROUNDED UP TO THE NEXT WHOLE NUMBER; AND

B. A MINIMUM OF TWO SECURITY GUARDS SHALL BE PROVIDED IF THE CALCULATION IN SUB-SUBPARAGRAPH A RESULTS IN A NUMBER LESS THAN TWO.”

Councilman Marks seconded the motion and these amendments passed by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell

Nay – None

Absent – Kach

Councilman Jones moved to amend this Bill with the following amendments:

1. On page 1, in the second line of the purpose paragraph, after “during” strike “all” and substitute “certain”.
2. On page 2, in line 14, strike “DURING ALL HOURS OF OPERATION” and substitute “ON ANY DAY THE LOUNGE IS OPEN, FROM 7:00 P.M. UNTIL MIDNIGHT”.

Councilman Young seconded the motion and these amendments failed by the following roll call vote:

Aye - Young, Jones, Ertel

Nay – Patoka, Marks, Crandell

Absent – Kach

Councilman Marks moved to amend this Bill with the following amendments:

1. On page 1, in the second line of the purpose paragraph, after “operation;” insert “exempting a hookah or vapor lounge from certain residential setback requirements under certain circumstances;”; after the function paragraph, insert the following.
“BY repealing and re-enacting, without amendments

Section 448.3.A.1

Baltimore County Zoning Regulations, as amended”.

2. On page 2, after line 4, insert the following.
 - “A. A hookah lounge or vapor lounge shall;
 1. Be located at least 200 feet from any residential property, as measured from the closest point of the premises to the residential property line;”.
3. On page 2, after line 19, insert “SECTION 2. AND BE IT FURTHER ENACTED, that the requirement of § 448.3.A.1, as enacted in Bill 99-24, shall not apply to a hookah or vapor lounge if such hookah or vapor lounge was in operation at its current location prior to the effective date of Bill 99-24.; in line 20, strike “2.” and substitute “3.”.

Councilman Jones seconded the motion and these amendments passed by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell
Nay – None
Absent – Kach

Councilmembers Jones and Marks commented and Councilman Patoka motioned to suspend the rules to allow consideration of an amendment that was not published on the Council’s webpage prior to the meeting. Councilman Jones seconded the motion and the motion was passed by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel
Nay – Crandell
Absent – Kach

Councilman Marks moved to amend this Bill with the following amendments:

1. On page 1, in the second line of the purpose paragraph, after “during” strike “all” and substitute “certain”.
2. On page 2, in line 14, strike “DURING ALL HOURS OF OPERATION” and substitute “ON ANY DAY THE LOUNGE IS OPEN, FROM 7:00 P.M. UNTIL ONE HOUR AFTER CLOSURE”.

Councilman Jones seconded the motion and these amendments passed by the following roll call vote:

Aye - Patoka, Jones, Marks, Ertel
Nay – Young, Crandell
Absent – Kach

Thereafter, upon motion by Councilman Jones, seconded by Councilman Ertel, Bill 62-25, as amended, passed by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell
Nay – None
Absent – Kach

F. APPROVAL OF FISCAL MATTERS

The Chairman stated that the Council would now consider Fiscal Matters. Extensive testimony on each item was taken at the Council’s work session on September 30, 2025. The witnesses who testified at the work session were available to restate their testimony if needed. If a Councilmember had any questions regarding a particular Fiscal Matter, that item would be discussed as a separate matter. Chairman Ertel then called upon the Secretary to read the cover letters for Fiscal Matters 1 through 5 and 7 through 8. Fiscal Matter 6 was withdrawn prior to the meeting.

1. Contract – PO 10028400-2 – International Chemstar Incorporated – Water sampling and testing services

A contract with International Chemstar Incorporated, to provide water sampling and testing services at various County-owned and/or operation locations.

2. Contract – Gaudenzia, Inc. – Residential treatment services

A contract with Gaudenzia, Inc., to provide medium intensity and clinically managed high intensity residential services to individuals suffering from substance use disorders.

3. Contract – Daktronics, Inc. – Digital display solutions

A contract with Daktronics, Inc., to provide digital display solutions at Baltimore County owned and/or operation locations as needed.

4. Contracts – (3) – Installation and maintenance – CCTV Access Systems

Three contracts to provide CCYV Access Systems installation and maintenance.

5. Contracts – Guardrails, Etc. – On-call guardrail installation and replacement services

A contract with Guardrails, Etc., Inc., to provide on-call guardrail installation and replacement services on an as-needed basis.

6. Contract – GMC Contractors, Inc. – Parking lot striping

This Fiscal Matter was withdrawn prior to the meeting.

7. Contract Amendments – (13) – Snow removal and deicing services

Thirteen contracts to provide snow removal and deicing services.

8. Contract – Alexander Cater d/b/a Catering Landscapes – Snow removal and deicing services

A contract with Alexander Cater d/b/a Catering Landscapes, to provide snow removal and deicing services.

There being no discussion, upon motion by Councilman Jones, seconded by Councilman Marks, Fiscal Matters 1 through 5 and 7 through 8 were approved by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell

Nay – None

Absent – Kach

The Chairman then requested that the Secretary resume calling the remainder of the bills for final reading and vote.

Bill 63-25, Zoning Regulations – C.C.C. Overlay Districts – Restrictions on First Story Apartments, was called. There being no discussion, upon motion by Councilman Marks, seconded by Councilman Jones, this Bill was passed by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell

Nay – None

Absent – Kach

Bill 64-25, Metropolitan District – Wastewater User Charges, was called. Councilman Marks commented. There being no further discussion, upon motion by Councilman Marks, seconded by Councilman Ertel, this Bill was passed by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell

Nay – None

Absent – Kach

Bill 65-25, Historical and Architectural Preservation – Appeals, was called. Councilmembers Marks, Jones, Ertel and Patoka questioned Mr. Bostwick. Councilman Marks moved to amend this Bill with the following amendments:

1. On page 2, beginning in line 17, strike “ON THE RECORD” and substitute “HEARD DE NOVO”; in line 19, after “(3)”, strike the remainder of that line and strike lines 20 through 23, inclusive.
2. On page 3, strike lines 1 through 11, inclusive; in line 12, strike “(4)”; in line 14, strike “(5)” and substitute “(4)”.

Councilman Ertel seconded the motion and these amendments passed by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell
Nay – None
Absent – Kach

Councilman Marks moved to amend this Bill with the following amendment:

1. On page 2, beginning on line 12, strike, “UNDER § 32-7-302(F) OF THE CODE THAT A PROPERTY DOES NOT MEET THE ELIGIBILITY CRITERIA FOR PLACEMENT ON THE PRELIMINARY COUNTY LANDMARKS LIST”; and substitute, “TO APPROVE OR DENY A STRUCTURE’S ADOPTION TO THE PRELIMINARY LANDMARKS LIST UNDER § 32-7-302 OF THE CODE,”.

Councilman Crandell seconded the motion and this amendment passed by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell
Nay – None
Absent – Kach

Thereafter, upon motion by Councilman Marks, seconded by Councilman Patoka, Bill 65-25, as amended, passed by the following roll call vote:

Aye - Young, Patoka, Jones, Marks, Ertel, Crandell
Nay – None
Absent – Kach

Bill 66-25, Landmarks Preservation Commission – Meetings and Hearings, was called. Councilman Marks commented then withdrew this Bill during the meeting.

G. MISCELLANEOUS BUSINESS

1. Correspondence - Non-Competitive Awards

At the direction of the Chair, the Secretary read the correspondence from the Office of Budget and Finance listing the non-competitive awards made during September, 2025.

2. Res. 47-25 – Authorize payment in lieu of property taxes (PILOT) – Prescott Square Apartments, LLC

This Resolution was for introduction only.

3. Res. 48-25 – Accept donation – National Education Center for Agriculture Safety

This Resolution was for introduction only.

4. Res. 49-25 – Maryland Department of the Environment (MDE) – Permit – Days Cove Reclamation Company

This Resolution was for introduction only.

5. Res. 50-25 – 2024 CZMP Correction of Issues

This Resolution was for introduction only.

6. Res. 51-25 – Approve review of a Planned Unit Development (PUD) – Red Run Meadows

This Resolution was for introduction only.

There being no further business to come before the Council at this time, upon motion by Councilman Jones, seconded by Councilman Young, the meeting was adjourned at 8:45 P.M.


Thomas H. Bostwick
Legislative Counsel/Secretary