

BALTIMORE COUNTY COUNCIL MINUTES
LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 2
January 20, 2026 6:00 P.M.

A. The meeting was called to order by Chairman Ertel at 6:08 P.M. The Chairman asked the audience to rise for a moment of silent meditation and the Pledge of Allegiance to the Flag. There were approximately 47 persons in attendance. The following Councilmembers were present:

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

*Attended via WebEx video teleconference.

B. APPROVAL OF JOURNAL

Upon motion by Councilman Young seconded by Councilman Crandell, the reading of the Journal Entries for the meeting of January 5, 2026 was waived and accepted by the following roll call vote:

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

C. ENROLLMENT OF BILLS

At this time there were no Bills for Enrollment.

D. INTRODUCTION OF BILLS

Bill 5-26 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 state funds and made available to the County through the Maryland State Department of Planning, Maryland Heritage Areas Authority.

Bill 6-26 entitled An Act for the purpose of permitting a Central Community Hub in the OR-1 Zone or a combination of the D.R. 5.5 and OR-1 Zone; establishing signage regulations for a Central Community Hub; and generally relating to Central Community Hubs.

Bill 7-26 entitled An Act for the purpose of voting to approve or disapprove the adoption of a structure to the Final Landmarks List within 90 days after the public hearing; and generally relating to the Baltimore County Final Landmarks List.

Bill 8-26 entitled An Act for the purpose of establishing transportation infrastructure prerequisites in order to obtain certain grading, building, or use and occupancy permits for a structure or project in the Eco Park District; and generally relating to the Eco Park Overlay District.

Bill 9-26 entitled An Act for the purpose of repealing the definition, permitted uses, and special regulations for data centers, as enacted by Bill 54-24; clarifying the locational requirements and the applicability of existing special regulations for energy storage devices; permitting energy storage devices in the MD 43 Overlay District, subject to certain special regulations; and generally relating to data centers and energy storage devices.

G. MISCELLANEOUS BUSINESS

4. Appointment – Baltimore County Advisory Committee on Public School Capacity – Robin Campbell

At the direction of the Chairman, the Secretary read this correspondence from Councilman Kach appointing Robin Campbell to the Baltimore County Advisory Committee on Public School Capacity for a four-year term that expires on June 30, 2028. Robin Campbell appeared. There being no discussion, upon motion by Councilman Kach seconded by Councilman Jones, this appointment was unanimously confirmed.

5. Reappointment – Design Review Panel – Scott Walters

At the direction of the Chairman, the Secretary read this correspondence from the County Executive reappointing Scott Walters to the Design Review Panel for a three-year term that expires on December 31, 2028. Scott Walters appeared. There being no discussion, upon motion by Councilman Ertel seconded by Councilman Jones, this appointment was unanimously confirmed.

6. Reappointment – Design Review Panel – Julie Soss

At the direction of the Chairman, the Secretary read this correspondence from the County Executive reappointing Julie Soss to the Design Review Panel for a three-year term that expires on December 31, 2028. Julie Soss appeared. There being no discussion, upon motion by Councilman Ertel seconded by Councilman Crandell, this appointment was unanimously confirmed.

7. Reappointment – Design Review Panel – Om Khurjekar

At the direction of the Chairman, the Secretary read this correspondence from the County Executive reappointing Om Khurjekar to the Design Review Panel for a three-year term that expires on December 31, 2028. Om Khurjekar appeared. There being no discussion, upon motion by Councilman Patoka seconded by Councilman Crandell, this appointment was unanimously confirmed.

E. CALL OF BILLS FOR FINAL READING AND VOTE

Bill 91-25, Zoning Regs. – Uses Permitted in the Manufacturing, Light (M.L.) Zone – Electric Vehicle Center, was called. Councilman Kach commented. There being no further discussion, upon motion by Councilman Kach, seconded by Councilman Jones, this Bill passed by the following roll call vote:

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

Bill 92-25, University Housing District – Rental Housing License Density Limits, was called. Councilmembers Young, Ertel and Jones commented. Councilman Ertel moved to amend this Bill with the following amendments:

1. On page 2, beginning in line 21, strike “BUILDING THAT IS USED AS A”; in line 22, after “DWELLING” insert “UNIT OR A PORTION OF A DWELLING UNIT FOR WHICH THE PROPERTY OWNER IS REQUIRED TO HOLD A RENTAL HOUSING LICENSE ISSUED IN ACCORDANCE WITH SUBTITLE 1 OF ARTICLE 35, TITLE 6 OF THE CODE IN ORDER TO RENT”; in line 23, strike the colon after “INCLUDE”.
2. On page 3, in line 1, strike “(I)”; in the same line, strike the semicolon after “COMPLEXES” and substitute a period; strike lines 2 through 6; after line 9, insert “(H) “NEW RENTAL HOUSING LICENSE” MEANS A LICENSE ISSUED UNDER SUBTITLE 1 OF ARTICLE 35, TITLE 6 OF THE CODE FOR A PROPERTY THAT HAS NOT BEEN ISSUED A RENTAL HOUSING LICENSE OR A RENEWAL OF A RENTAL HOUSING LICENSE WITHIN THE LAST 6 YEARS PRECEDING THE CURRENT APPLICATION.”.

3. On page 4, in line 1, strike “MAY” and substitute “IS”; in the same line, strike “BE”; in line 4, strike “PREVIOUSLY” and substitute “MOST RECENTLY”; in line 6, after “BEEN” insert “ACTIVELY”; in the same line, strike “AT LEAST 6 OF”; in line 7, strike “LAST” and substitute “PRECEDING”; in the same line, after “MONTHS” insert “OR MORE”; beginning in line 8, strike “THE CURRENT PROPERTY OWNER DEMONSTRATES THAT THEY HAVE EXPERIENCED FINANCIAL HARDSHIP REGARDING THE PROPERTY IN THE LAST 12 MONTHS;” and substitute “THE OWNER OF THE SUBJECT PROPERTY HAS PROVIDED SUFFICIENT JUSTIFICATION AND DOCUMENTATION TO THE DIRECTOR FOR THE ISSUANCE OF A RENTAL HOUSING LICENSE UNDER THIS SUBSECTION;”; in line 11, strike “THE TERM OF”; in the same line, after “IS” insert “FOR”; in line 12, strike “YEAR” and substitute “THREE-YEAR TERM”; in the same line, after “RENEWALS;” insert “AND”; beginning in line 13, strike “THE CURRENT PROPERTY OWNER AGREES TO INFORM ANY TENANT IN WRITING OF THE CONDITIONS OF THE RENTAL HOUSING LICENSE; AND”; in line 16, strike “(6)”; in line 22, strike “MAY” and substitute “ARE”; in the same line, strike “BE”; in line 23, strike “EITHER.”.
4. On page 5, in line 1, strike “(I)”; in the same line, strike “; OR”; strike lines 2 and 3; beginning in line 13, strike “THAT ARE REASONABLY LIKELY TO REDUCE THE OVERALL” and substitute “BASED ON THE”; in line 15, strike “OR PARKING VIOLATIONS”.
5. On page 6, beginning in line 9, strike “WHETHER THE OTHER RENTAL PROPERTIES HAVE GENERATED AN ABOVE AVERAGE AMOUNT OF CODE ENFORCEMENT ACTIVITY OR PARKING VIOLATIONS;” and substitute “THE NUMBER OF CODE ENFORCEMENT COMPLAINTS RECEIVED REGARDING THE OTHER RENTAL PROPERTIES;”; beginning in line 11, strike “THE DIRECTOR IS NOT REQUIRED TO ARTICULATE THE REASONS AN APPLICANT DID NOT RECEIVE A NEW RENTAL HOUSING LICENSE UNDER THIS SECTION.”; in line 14, strike “(E)”; in line 15, strike “(F)” and substitute “(E)”; in line 20, strike “DEPARTMENTS” and substitute “DEPARTMENT”; in line 21, strike “PLANNING AND”; in the same line, strike “JOINTLY”.

6. On page 7, after line 16, insert “(3) ROAD OR STREET CONFIGURATIONS;”; in line 17, strike “(3)” and substitute “(4)”; in line 18, strike “(4)” and substitute “(5)”; in the same line, strike “MAPS,”; in the same line, strike the comma after “PLATS”; in line 19, strike “(5)” and substitute “(6)”; after line 19, insert “(7) CENSUS DATA AND RECORDS; (8) COUNTY DESIGNATIONS, SUCH AS HISTORIC DISTRICTS OR COMMERCIAL REVITALIZATION DISTRICTS; (9) OTHER GOVERNMENT SERVICE BOUNDARIES, SUCH AS SCHOOL DISTRICTS, ELECTION DISTRICTS, AND RECREATION COUNCIL DISTRICTS;”; in line 20, strike “(6)” and substitute “(10)”; in line 22, strike “(7)” and substitute “(11)”; in the same line, after “FACTORS” insert “AS DETERMINED BY THE DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS”.

7. On page 8, in line 5, insert the following.

“SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall stand repealed and have no further force or effect on June 30, 2029 without the necessity of further action by the County Council; and no later than 120 days prior to such date, the Department of Permits, Approvals, and Inspections shall submit a report to the County Council detailing the effectiveness of this Act and its impact on Code Enforcement activity in the Neighborhood Preservation District.

SECTION 3. AND BE IT FURTHER ENACTED, that the Department of Permits, Approvals, and Inspections shall prepare the public map and database as required in § 35-6-304 of the Code within 120 days of the effective date of this Act, and shall adopt the public map and database in accordance with the adoption of regulations in County law.”.

In line 6, strike “2.” and substitute “4.”; after line 8, insert the following.

“SECTION 5. AND BE IT FURTHER ENACTED, that, during the period from the effective date of this Act to the adoption of the Neighborhood Preservation District public map and database, the Department of Permits, Approvals, and Inspections shall not receive or consider any application for a new rental housing license for a residential property, as those terms are defined under this Act, within the geographic boundary that is south of Interstate 695, east of Charles Street, west of Loch Raven Boulevard, and north of the City-County line.”

8. On page 1 in the title, line 1 of the purpose paragraph, line 5 of the function paragraph; on page 2, in line 3, on page 3, in lines 7 and 15, on page 5, in line 7, on page 6, in lines 2 and 22, and on page 7, in line 1, strike “UNIVERSITY HOUSING” and substitute “NEIGHBORHOOD PRESERVATION”.

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

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

Thereafter, upon motion by Councilman Ertel, seconded by Councilman Young, Bill 92-25, as amended, passed by the following roll call vote:

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

Bill 93-25, Development Impact Fees and Surcharges – Exemptions for Affordable Housing, was called. Councilman Ertel and Crandell commented. Councilman Ertel moved to amend this Bill with the following amendments:

1. On page 1, beginning in the second line of the purpose paragraph, strike “receive County financial support or”.
2. On page 3, in line 10, strike the colon after “THAT”; strike lines 11 through 13; in line 14, strike “(2)”; in line 23, after “unit.]” insert “(5) A 35% CREDIT MAY BE APPLIED TO AFFORDABLE HOUSING UNITS PRESERVED AT 60% OF THE AREA MEDIAN INCOME.”.
3. On page 4, in line 1, strike the brackets around “(6)”; in the same line, strike “(5)”; in line 4, strike the colon after “THAT”; strike lines 5 through 7; in line 8, strike “(II)”.

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

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

Councilman Crandell commented. Thereafter, upon motion by Councilman Ertel, seconded by Councilman Young, Bill 93-25, as amended, passed by the following roll call vote:

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

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 January 13, 2026. 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, 2 and 4. Fiscal Matter 3 was discussed separately.

1. Leases – (2) – Karma Ventures, LLC – Multiple units – 201 Back River Neck Road

Two leases with Woman, Infant and Children Program and Center for Family Success & Essex Health Center (units 100, 101, 102 & 103), to lease multiple units located at 201 Back River Neck Road, Essex, Maryland 21221.

2. Amendment to Contracts – National Testing Network, Inc. – Consulting services – Entry level/promotional examinations

An amendment to the contract with National Testing Network, Inc., to provide consulting services to assist in the Development of entry level and promotional examinations.

4. Contracts – (5) – Snow removal and deicing services

Five contracts to provide snow removal and deicing services.

There being no discussion, upon motion by Councilman Jones, seconded by Councilman Kach, Fiscal Matters 1, and 4 were unanimously approved.

Chairman Ertel then called upon the Secretary to read the cover letter for Fiscal Matter 3.

3. Contract – Hazen and Sawyer, D.P.C. – Professional engineering services – Lead Reduction Program

A contract with Hazen and Sawyer, D.P.C., to provide professional engineering services to assist with management of the Lead Reduction Program. Councilman Ertel moved to approve Fiscal Matter 3. Councilmembers Patoka, Kach and Crandell commented. CAO D’Andrea Walker commented. Councilman Ertel withdrew his motion. Councilman Patoka moved to defer this Fiscal Matter. There being no further discussion, upon a second by Councilman Kach, this Fiscal Matter was deferred by the following roll call vote:

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

It will now be discussed at the Work Session on Tuesday, January 27, 2026 and Final Reading and Vote to occur at the Legislative Session on Monday, February 2, 2026.

G. MISCELLANEOUS BUSINESS

1. Correspondence - Non-Competitive Awards

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

2. Res. 1-26 – Special Council Investigative Committee – Middle River Logistics Park

At the direction of the Chairman, the Secretary read this Resolution of the Baltimore County Council creating a Special Council Investigative Committee and initiating a legislative investigation into the approval process for the Chesapeake Park Re-Subdivision, also known as the Middle River Logistics Park, located at 195 Chesapeake Park Plaza, Middle River, Maryland 21220. Councilmembers Marks, Crandell and Young commented. Councilman Marks 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 Patoka seconded the motion and the motion to suspend the rules passed by the following roll call vote:

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

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

1. On page 1, beginning in the first line of the RESOLUTION paragraph, strike “creating a Special Council Investigative Committee and initiating a legislative investigation into” and substitute “requiring the Council to hold a public hearing regarding and to investigate”; at the end of the RESOLUTION paragraph, insert “to the extent permitted by the Baltimore County Charter or by law”; in the second WHEREAS paragraph, beginning in the first line, strike “and in accordance with Section 1008 of the Charter, the County Council is expressly authorized to administer oaths, to compel the attendance of witnesses and to require the production of records and other materials in connection with any investigation, inquiry or hearing authorized by the Charter or by law;” and substitute “the County Council may hold public hearings to receive public testimony regarding County government and issues affecting County residents;”

2. On page 2, beginning in the first line, strike “the scope and application of which warrant review to determine whether” and substitute “and questions have been raised about whether”; in the first full WHEREAS paragraph, in the first line, after “have” insert “also”; in the third full WHEREAS paragraph, beginning in the second line, strike “factual and legislative record to determine whether County agencies acted within their statutory authority and in accordance with Council intent;” and substitute “understanding regarding this issue;”; in the first RESOLVED paragraph, in the second line, strike the colon after “that” and insert “within 30 days of the passage of this Resolution, the County Council shall hold a public hearing and investigate to the extent permitted by the Baltimore County Charter or by law the approval process for the Chesapeake Park Re-Subdivision, also known as the Middle River Logistics Park, which shall become part of the public record of the County Council; and”; strike the remaining lines of the RESOLVED paragraph.
3. Strike page 3 in its entirety.
4. On page 4, strike the first RESOLVED paragraph; strike the second RESOLVED paragraph and substitute “BE IT FURTHER RESOLVED, that the County Council may utilize the input received from the public hearing to consider changes to County law related to the development review and approval process and the Comprehensive Zoning Map Process; and”.

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

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

Thereafter, upon motion by Councilman Jones, seconded by Councilman Crandell, Resolution 1-26, as amended, passed by the following roll call vote:

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

3. Res. 2-26 – Removal of Parcel – Baltimore County Surplus Property List – Middle River area

At the direction of the Chairman, the Secretary read this Resolution of the Baltimore County Council to remove an eight-acre parcel in the Middle River area from any Baltimore County surplus property list. Councilman Marks commented. There being no further discussion, upon motion by Councilman Marks, seconded by Councilman Ertel, this Resolution was unanimously approved.

8. Res. 3-26 – Adoption of Small Area Plan Number 11 – Master Plan 2030

This Resolution was for introduction only.

9. Res. 4-26– Designation of Pikesville as a Sustainable Community

This Resolution was for introduction only.

10. Res. 5-26 – General Assembly – Strengthening laws against squatters

This Resolution was for introduction only.

There being no further business to come before the Council at this time, upon motion by Councilman Patoka, seconded by Councilman Crandell, the meeting was adjourned at 7:15 P.M.



Thomas H. Bostwick
Legislative Counsel/Secretary