

BALTIMORE COUNTY COUNCIL MINUTES
LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 14
July 6, 2026 6:00 P.M.

A. The meeting was called to order by Chairman Ertel at 6:06 P.M. The Chairman asked the audience to rise for a moment of silent meditation and the Pledge of Allegiance to the Flag led by Pack #124 & Troop #124 of the Gunpowder Falls District. There were approximately 45 persons in attendance and the following Councilmembers were present:

PAT YOUNG
IZZY PATOKA
NINO MANGIONE
JULIAN E. JONES
DAVID MARKS
MICHAEL ERTEL
TODD CRANDELL

FIRST DISTRICT
SECOND DISTRICT
THIRD DISTRICT
FOURTH DISTRICT
FIFTH DISTRICT
SIXTH DISTRICT
SEVENTH DISTRICT

B. APPROVAL OF JOURNAL

Upon motion by Councilman Young, seconded by Councilman Crandell, the reading of the Journal Entries for the meeting of June 1, 2026 was waived and accepted unanimously.

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 39-26, 57-26, 58-26, 59-26, 60-26, 61-26 and 63-26.

D. INTRODUCTION OF BILLS

Bill 68-26 entitled An Act for the purpose of defining a smoke shop; establishing certain location and proximity standards for a smoke shop with regard to schools, certain treatment facilities, recreation centers, public parks, and other smoke shops; requiring certain uses to be considered a smoke shop and subject to smoke shop requirements under certain circumstances; providing for limitations on lighting; re-numbering certain sections; requiring certain property owners of non-conforming smoke shops to come into compliance within a certain time; and generally relating to smoke shops.

Bill 69-26 entitled An Act for the purpose of permitting housing for the elderly in the D.R. Zones on properties of a certain size located in certain geographic areas of the County; establishing certain bulk, area, and setback requirements for such use; establishing a limit on the number of dwelling units for such use; and generally relating to uses permitted in the D.R. Zones.

Bill 70-26 entitled An Act for the purpose of defining an Automotive Parts Sales Facility; permitting an Automotive Parts Sales Facility in the B.L.R Zone and B.L. Zone; requiring a certain number of off-street parking spaces per 1,000 square feet of gross floor area for an Automotive Parts Sales Facility; and generally relating to an Automotive Parts Sales Facility.

Bill 71-26 entitled An Act for the purpose of permitting union halls or other places of assembly for employment-related activities as an accessory use in the M.L. Zone, and generally relating union halls and uses permitted in the M.L. Zone.

G. MISCELLANEOUS BUSINESS

1. Reappointment – Baltimore County Soil Conservation District Board – Eric Haddaway

At the direction of the Chairman, the Secretary read this correspondence from the County Executive reappointing Eric Haddaway, to the Baltimore County Soil Conservation District Board for the remainder of a 5-year term, ending 2029. There being no discussion, upon motion by Councilman Patoka, seconded by Councilman Jones, this reappointment was unanimously confirmed.

2. Appointment – Advisory Committee for Public School Capacity – Carolann Sharpe

At the direction of the Chairman, the Secretary read this correspondence from the County Executive appointing Carolann Sharpe, to the Advisory Committee for Public School Capacity for the remainder of a four-year term ending June 30, 2028. This appointment was deferred.

3. Appointment – Baltimore County Ethics Commission – Lauren Kallins

At the direction of the Chairman, the Secretary read this correspondence from the County Executive appointing Lauren Kallins, to the Baltimore County Ethics Commission for a three - year term expiring June 30, 2029. There being no discussion, upon motion by Councilman Jones, seconded by Councilman Patoka, this reappointment was unanimously confirmed.

4. Reappointment – Police Accountability Board – Scott Richman

At the direction of the Chairman, the Secretary read this correspondence from the County Executive reappointing Scott Richman, to the Police Accountability Board for a two-year term, expiring June 30, 2028. There being no discussion, upon motion by Councilman Ertel, seconded by Councilman Jones, this reappointment was unanimously confirmed.

7. Appointment – Baltimore County Animal Hearing Board – Zoey Robinson-Bureski

At the direction of the Chairman, the Secretary read this correspondence from the County Executive appointing Zoey Robinson-Bureski, to the Baltimore County Animal Hearing Board for the remainder of a two-year term expiring June 30, 2027. There being no discussion, upon motion by Councilman Crandell, seconded by Councilman Jones, this reappointment was unanimously confirmed.

8. Reappointment – Baltimore County Animal Hearing Board – Jacqueline Scotto

At the direction of the Chairman, the Secretary read this correspondence from the County Executive reappointing Jacqueline Scotto, to the Baltimore County Animal Hearing Board for a two-year term, expiring June 30, 2028. There being no discussion, upon motion by Councilman Ertel, seconded by Councilman Jones, this reappointment was unanimously confirmed.

9. Appointment – Baltimore County Ethics Commission – Chair – Hunter Piel

At the direction of the Chairman, the Secretary read this correspondence from the County Executive appointing Hunter Piel, to the Baltimore County Ethics Commission for a one-year term as Chair expiring June 30, 2027. There being no discussion, upon motion by Councilman Patoka, seconded by Councilman Ertel, this reappointment was unanimously confirmed.

E. CALL OF BILLS FOR FINAL READING AND VOTE

Bill 62-26, Zoning Regs. – Permitted Use Conditions in the Business, Major (B.M.) Zone, was called. Councilmembers Patoka, Jones, Young and Marks commented. Councilman Jones then moved to amend this Bill with the following amendment:

1. On page 2, in line 13, after “BYWAY”, insert “UNLESS THE PROPERTY IS LOCATED WITHIN THE REISTERSTOWN COMMERCIAL REVITALIZATION DISTRICT”.

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

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

Councilman Young then moved to amend this Bill with the following amendment:

1. On page 2, in line 14, insert, “SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall not apply to any project for which a petition for zoning relief or appeal has been filed prior to June 1, 2026.”; in line 15, strike “2.” and substitute “3.”.

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

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

Thereafter, upon motion by Councilman Patoka, seconded by Councilman Marks, Bill 62-26, as amended, passed by the following roll call vote:

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

Bill 64-26, General Provisions – Gender-specific Terms, was called. Councilmembers Marks, Young and Crandell commented. Councilman Marks then moved to amend this Bill with the following amendments:

1. On page 2, in line 22, insert, “SECTION 3. AND BE IT FURTHER ENACTED, that the changes reflected in this Act are merely technical updates to the County Code for consistency in terms and in no way preclude the use of the terms “Councilman”, “Councilwoman”, “Chairman”, “Chairwoman”, or any other gendered term in any other context.”
2. On page 3, in line 1, strike “3.” and substitute “4.”.

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

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

Thereafter, upon motion by Councilman Young, seconded by Councilman Patoka, Bill 64-26, as amended, passed by the following roll call vote:

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

Bill 65-26, Permits, Licenses, and Business Regulation – Food Trucks – Definitions and Prohibitions, was called. Councilman Marks commented and then moved to amend this Bill with the following amendments:

1. On page 1, in the second line of the purpose paragraph, after “water;” insert “establishing certain food truck proximity standards from restaurants in the MD43 Overlay District;”; in the third line of the purpose paragraph, after “attachments;” insert “authorizing the Department of Recreation and Parks to issue certain regulations regarding food trucks on County-owned property that is used for recreation;”; after the function paragraph, insert the following:

“BY adding
Section 21-8-110(d)
Article 21 – Permits, Licenses, and Business Regulation
Title 8 – Food Trucks
Baltimore County Code, 2015”.
2. On page 2, after line 20, insert “(4) IN THE MD43 OVERLAY DISTRICT, A FOOD TRUCK MAY NOT: (I) PARK WITHIN 300 FEET OF THE FRONT PUBLIC ENTRANCE OF AN OPEN, OPERATING RESTAURANT; (II) PARK IN THE SAME LOCATION FOR MORE THAN 6 HOURS DURING A 24-HOUR PERIOD; OR (III) AT ANY TIME, BE MORE THAN 20 FEET FROM ANY TRAILER OR OTHER ACCESSORY USED IN CONJUNCTION WITH THE FOOD TRUCK.”.
3. On page 3, in line 3, insert the following:

“§ 21-8-110. Penalty.
(D) *ENFORCEMENT BY RECREATION AND PARKS*. IN ADDITION TO OTHER ENFORCEMENT AUTHORIZED UNDER THIS SECTION, THE DEPARTMENT OF RECREATION AND PARKS MAY ISSUE REGULATIONS AND ESTABLISH PENALTIES IN ACCORDANCE WITH ARTICLE 3, TITLE 6 OF THE CODE THAT LIMIT THE NUMBER OF FOOD TRUCKS, THEIR LOCATION, OR THE NUMBER OF HOURS A FOOD TRUCK MAY PARK ON OR ADJACENT TO PROPERTY THAT IS OWNED BY THE COUNTY AND PRIMARILY USED FOR RECREATION.”.

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

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

Thereafter, upon motion by Councilman Marks, seconded by Councilman Crandell, Bill 65-26, as amended, passed by the following roll call vote:

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

Bill 66-26, Designation of Design Review Areas – Honeygo Gateway Commercial Revitalization District, was called. Councilman Marks commented. There being no further discussion, upon motion by Councilman Marks, seconded by Councilman Ertel, this Bill passed by the following roll call vote:

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

F. APPROVAL OF FISCAL MATTERS

The Chairman stated that the Council would now consider Fiscal Matters. Extensive testimony was taken at the Council’s work session on June 30, 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 letter for Fiscal Matters 1 through 6.

1. Contract – Hollins Organic Products, Inc. – Yard waste recycling services

A contract with Hollins Organic Products, Inc., to provide yard waste recycling services for County residents.

2. Contract – Sustainable Generation, LLC – Composting equipment – Eastern Sanitary Landfill

A contract with Sustainable Generation, LLC, to provide composting equipment utilized at Eastern Sanitary Landfill.

3. Contract – Othram, Inc. – Genetic testing services for DNA

A contract with Othram, Inc., to provide genetic testing services for DNA.

4. Contract of Sale – Tinta Mohamed – Acquisition of drainage/utility easement area – 4534 Silver Spring Road, 21128

A contract of sale with Tinta Mohamed, to acquire a drainage and utility easement area, and temporary construction easement area, located at 4534 Silver Spring Road, Perry Hall, Maryland 21128.

5. Contract of Sale – Columbia Capital, LLC – Acquisition of drainage/utility easement – 1465 Mohrs Lane, 21220

A contract of sale with Columbia Capital, LLC, to acquire a drainage and utility easement area, and temporary construction easement area, located at 1465 Mohrs lane, Middle River, Maryland 21220.

6. Budget Appropriation Transfer – Police Department – \$4,067,222

A budget appropriation transfer from the Police Department in the amount of \$4,067,222.00.

There being no discussion, upon motion by Councilman Jones, seconded by Councilman Ertel, Fiscal Matters 1 through 6 were unanimously approved.

G. MISCELLANEOUS BUSINESS

5. Res. 16-26 – Approval of review of PUD – Harmony Garden

At the direction of the Chairman, the Secretary read this Resolution of the Baltimore County Council to approve the review of a proposed general development planned unit development in accordance with County law. Councilman Jones commented. Councilman Patoka questioned Councilman Jones. Councilman Jones then moved to amend this Resolution with the following amendments:

1. On page 3, in the last WHEREAS paragraph, in the second line, strike “\$30,000” and substitute “\$40,000”; in the same line, after “to be used” strike “to create” and substitute “for Baltimore County Public Schools (“BCPS”) to construct a marquee sign and to install bicycle racks at Church Lane Elementary School, and \$15,000 to Baltimore County towards the creation of”; beginning in the fourth line and continuing to page 4, strike “, with any portion thereof remaining to be used for a capital project identified by the Councilmember in whose District the proposed PUD is located such as the construction of the proposed Randallstown Recreation Center at 8212 Liberty Road property, Stevenswood Park, or Rockdale Park as the Department of Recreation and Parks suggested in their preliminary comments regarding the PUD”.

2. On page 5, in the third RESOLVED paragraph, in the second line, strike “\$30,000” and substitute “\$40,000”; in the same line, after “to be used” strike “to create” and substitute “for Baltimore County Public Schools (“BCPS”) to construct a marquee sign and to install bicycle racks at Church Lane Elementary School, with any portion thereof remaining to be used by Baltimore County, and \$15,000 to Baltimore County towards the creation of”; beginning in the fourth line, strike “with any portion thereof remaining to be used for a capital project identified by the Councilmember in whose District the proposed PUD is located such as the construction of the proposed Randallstown Recreation Center at 8212 Liberty Road property, Stevenswood Park, or Rockdale Park as the Department of Recreation and Parks suggested in their preliminary comments regarding the PUD,”.

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

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

Thereafter, upon motion by Councilman Jones, seconded by Councilman Ertel, Resolution 16-26, as amended, passed by the following roll call vote:

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

6. Res. 19-26 – Property Tax Exemption – BLIND – Delphina M. Sevier

At the direction of the Chairman, the Secretary read this Resolution to approve the refund of certain real property taxes collected from Delphina M. Sevier who is entitled to a partial exemption from State and County real property taxes by reason of the exemption afforded to blind persons under State law. There being no discussion, upon motion by Councilman Ertel, seconded by Councilman Crandell, this Resolution was unanimously approved.

10. Res. 20-26 – Support for Apple Store Employees

This Resolution was for introduction only.

There being no further business to come before the Council at this time, upon motion by Councilman Young, seconded by Councilman Patoka, the meeting adjourned at 7:00 P.M.


Thomas H. Bostwick
Legislative Counsel/Secretary