

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2026, Legislative Day No. 1

Resolution No. 1-26

Mr. David Marks, Councilman

By the County Council, January 5, 2026

A RESOLUTION of the Baltimore County Council ~~creating a Special Council Investigative Committee and initiating a legislative investigation into~~ requiring the Council to hold a public hearing and to investigate 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 to the extent permitted by the Baltimore County Charter or by law.

WHEREAS, the Baltimore County Council is vested with legislative and oversight authority under the Baltimore County Charter to enact, amend, repeal, and provide for the enforcement of County law; and

WHEREAS, as part of its legislative and oversight authority, ~~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; the~~ County Council may hold public hearings to receive public testimony regarding County government and issues affecting County residents; and

WHEREAS, transparency and public confidence in the administration of County land use and permitting laws are essential to the integrity of the development review process; and

WHEREAS, the County Council has received information raising substantial questions

regarding the review, acceptance, processing, and approval of the development known as the Chesapeake Park Re-Subdivision, also known as the Middle River Logistics Park; and

WHEREAS, approvals for the project appear to have relied, in whole or in part, upon the use of the limited exemption process, ~~the scope and application of which warrant review to determine whether~~ and questions have been raised about whether such reliance was consistent with the Baltimore County Code, the Development Management Manual, and the intent of the County Council; and

WHEREAS, questions have also been raised regarding whether required elements of public process – including but not limited to pre-concept meetings, public notice, property posting, and community input – were properly triggered or were avoided through the sequencing or amendment of Development Review Committee filings; and

WHEREAS, additional questions have been raised regarding the timing of application acceptance, amendments to prior filings dating back to 2022, and whether approvals were issued during periods of active or pending Comprehensive Zoning Map Process (CZMP) activity affecting the subject property pursuant to §32-4-205 of the County Code; and

WHEREAS, the County Council finds it necessary to establish a clear, transparent, and complete ~~factual and legislative record to determine whether County agencies acted within their statutory authority and in accordance with Council intent;~~ understanding regarding this issue; now therefore

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that: 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 hearing shall become part of the public record of the County Council;
and

~~1. There is hereby created a Special Council Investigative Committee (the “Special Committee”) for the purpose of conducting a formal legislative investigation into the County’s review, acceptance, processing, and approval of the Chesapeake Park Re-Subdivision/Middle River Logistics Park project;~~

~~2. Within 30 days of the passage of this Resolution, the Special Committee shall be composed of three members of the Baltimore County Council, appointed by the Council Chair. The Committee shall appoint one member to serve as Chair of the Special Committee;~~

~~3. The Special Committee shall be supported by the Staff of the County Council;~~

~~4. The legislative investigation shall include, but not be limited to, the review of:~~

~~A. All Development Review Committee (DRC) filings associated with the subject property, including original submissions and all amendments from 2022 to the present;~~

~~B. Any limited exemption applications, determinations, checklists, or approvals relied upon for the project;~~

~~C. Internal communications, memoranda, staff notes, and guidance involving the Department of Permits, Approvals and Inspections, the Department of Planning, the Development Review Committee, and the Office of the County Attorney;~~

~~D. The timing of application acceptance and approvals relative to applicable statutory deadlines and CZMP activity; and~~

~~E. Whether required public process steps were properly triggered, satisfied, or avoided;~~

~~5. The Special Committee is authorized to:~~

~~A. Request and receive documents and records from County departments, offices, officers, and employees;~~

~~B. Conduct hearings that shall be open to the public and held in accordance with applicable open meetings and public notice requirements;~~

~~C. Call County officers and employees to testify; and~~

~~D. Compile and maintain a complete evidentiary record of its proceedings;~~

~~6. The Special Committee is authorized to retain or designate counsel to assist in the conduct of the investigation, including:~~

~~A. Examination of witnesses;~~

~~B. Presentation and organization of documentary evidence;~~

~~C. Advising the Special Committee on procedural and evidentiary matters; and~~

~~D. Assisting in the preparation of written findings and recommendations;~~

~~7. Upon completion of the investigation, the Special Committee shall issue written findings and recommendations for consideration by the Baltimore County Council, including whether corrective administrative action, legislative clarification, policy changes, or referral to another oversight body is warranted; and~~

~~8. Nothing in this Resolution shall be construed as directing, predetermining, or adjudicating any permit decision or enforcement action, but is intended solely to inform legislative oversight, clarify Council intent, and support potential policy or statutory action; and~~

~~BE IT FURTHER RESOLVED, that the Special Committee, upon completion of its legislative investigation as set forth herein, shall be dissolved without the need for further action by the County Council; and~~

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

BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its passage by the County Council.



LEGISLATION DETAIL

LEGISLATION _____

DISPOSITION _____

ENACTED _____

EFFECTIVE _____

AMENDMENTS _____

ROLL CALL - BILL

MOTION

AYE NAY

SECOND

Councilman Young

Councilman Patoka

Councilman Kach

Councilman Jones

Councilman Marks

Councilman Ertel

Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

AYE NAY

Councilman Young

Councilman Patoka

Councilman Kach

Councilman Jones

Councilman Marks

Councilman Ertel

Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

AYE NAY

Councilman Young

Councilman Patoka

Councilman Kach

Councilman Jones

Councilman Marks

Councilman Ertel

Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

AYE NAY

Councilman Young

Councilman Patoka

Councilman Kach

Councilman Jones

Councilman Marks

Councilman Ertel

Councilman Crandell